



Ash Creek Road Timber and Hunting Tract #45-003

255+/- Acres, Lowndes County, AL
Offered for \$306,000 (\$1,200/ac)

This outstanding hunting tract is located in the heart of the Black Belt region of Alabama. This area is known for producing Trophy Whitetails and supporting outstanding numbers of Wild Turkeys. The rich, fragrant, black soil will grow almost any variety of crop and is one of the reasons for the abundance of quality game.

On the property there are approximately 73 acres of CRP planted hardwoods that pay the owner \$3,300.00 per year. There are also 14 acres that have been put into the WRP (wetland reserve program). The major benefit of being in the WRP is that you can plant food for the waterfowl, and then because of the levees and gate valve, flood the food source. This tract's northern boundary touches the southern portion of the famous "Big Swamp Creek", when you combine this location with the ability to plant food and control the water level in the WRP area the duck hunting on this tract can be exceptional.



For a tour or more information call:

Eric Leisy, Listing Agent
334-567-0924 ext. 201
334-657-6707 cell
Eric@GreatSouthernLand.com

**Great
Southern
Land**

Fletcher Majors, ALC, Broker
334-567-0924 ext. 205
334-328-9278 cell
Fletcher@GreatSouthernLand.com

There are numerous food plots established throughout the property. Also, there is a 20 acre Dove Field located on the southwest corner of the tract that has been the site of some incredible dove shoots. Bucks, Ducks, Turkey and Dove only 15 minutes from the Montgomery Airport!



www.GreatSouthernLand.com



Bing Hybrid/Aerial

BIG Swamp Creek

Ash Creek
Road Tract



0 0.5 1 2 3 4 Miles

2011 USDA Aerial



For a tour or more information call:

Fletcher Majors, ALC, Broker
334-328-9278 cell
Fletcher@GreatSouthernLand.com

**Great
Southern
Land**

Eric Leisy, Agent
334-657-6707 cell
Eric@GreatSouthernLand.com

Bill Atkins, Agent
334-399-9397 cell
bakins@knology.net

0 330 660 1,320 1,980 2,640 Feet

Stands on 2011 Aerial



0 330 660 1,320 1,980 2,640 Feet



For a tour or more information call:

Fletcher Majors, ALC, Broker
334-328-9278 cell
Fletcher@GreatSouthernLand.com

**Great
Southern
Land**

Eric Leisy, Agent
334-657-6707 cell
Eric@GreatSouthernLand.com

Bill Atkins, Agent
334-399-9397 cell
batkins@knology.net

Stand Types

No	Describe	Acres
01	Hardwood	1.3
02	CRP Hardwood	13.5
03	WRP Duck Pond	15.2
04	CRP Hardwood	1.6
05	Hardwood	15.4
06	Game Plot	2.7
07	CRP Hardwood	10.3
08	CRP Hardwood	10.0
09	Hardwood	1.1
10	Hardwood	0.9
11	Hardwood	8.7
12	CRP Hardwood	18.4
13	CRP Hardwood	4.2
14	Hayfield	14.5
15	Hardwood	2.2
16	Hardwood with pond	1.6
17	Hardwood	1.5
18	Hardwood	20.5
19	CRP Hardwood	2.0
20	Hardwood	8.8
21	Hayfield	11.8
22	Hardwood	35.3
23	Game Plot	0.6
24	Game Plot	1.0
25	CRP Hardwood	2.4
26	Hardwood	0.2
27	CRP Hardwood	2.9
28	Hardwood	2.3
29	Hardwood	7.6
30	Open road/gp	1.2
31	Game Plot	2.6
32	Pines with some Hdw	6.4
33	Hardwood	0.9
34	Open/Road	1.8
35	Pines	3.5
36	Game Plot	0.5
37	Hardwood	20.4



Legend

New_Stands

Type

- CRP Hardwood - 65.2 Acres
- Game Plots - 8.5 acres
- Hardwood - 128.9 acres
- Open - 28.0 acres
- Pines - 9.9 acres
- Wildlife Reserve Duck Pond - 15.2 acres

For a tour or more information call:



Fletcher Majors, ALC, Broker
334-328-9278 cell
Fletcher@GreatSouthernLand.com

**Great
Southern
Land**

Eric Leisy, Agent
334-657-6707 cell
Eric@GreatSouthernLand.com

Bill Atkins, Agent
334-399-9397 cell
batkins@kntology.net

There are approximately 73 acres that have been planted in hardwoods



Example of the good road system that runs around the majority of the perimeter of the property



One of the streams on the property where you can enjoy jump shooting wood ducks during the day





Conservation Easement Boundary; 14 acres of prime waterfowl habitat with the ability to plant and control the water level via the levees and gate valve

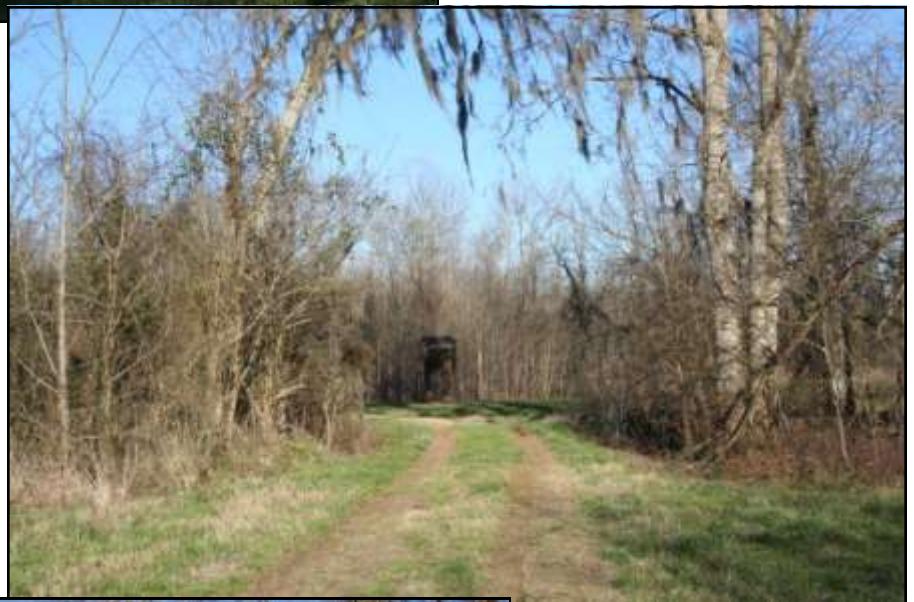


View of the road/levee that runs along the portion of the property that is in the Wetlands Reserve Program



**Long open area
which would be
a perfect place
to plant corn
or soybeans in
the fertile
black soil**

**One of the many
shooting houses
strategically placed
on the property**



**One of the
numerous food
plots on this
tract**