



GREAT SOUTHERN  
*Land*



**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](mailto:Eric@GreatSouthernLand.com)

Fletcher Majors, ALC, Broker  
334-567-0924 ext. 205  
334-328-9278 cell  
[Fletcher@GreatSouthernLand.com](mailto: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](http://www.GreatSouthernLand.com)





Big Swamp Creek

Ash Creek  
Road Tract



For a tour or more information call:  
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2011 USDA Aerial



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



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For a tour or more information call:

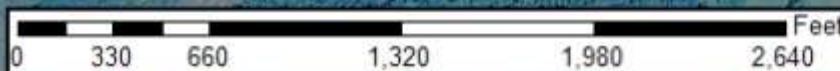
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# Stands on 2011 Aerial



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# 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



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**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 Boundry; 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**