



# John Hall & Company

Land | Commercial | Investment Property  
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## PORTERFIELD OAKS

121 Acres +/-

Butler County, Al near  
Greenville



Price: \$423,500 or \$3500 per acre

It's not often you find this type of diversity on 121 acres but that's exactly what The Porterfield Oaks Property brings to the table. Upon entering the grounds, the first thing you'll see is 14.5 acres of open land offering sweeping views. Clear cut three years ago it is in the final stages of transitioning into open pasture and provides an excellent setting for a dove hunts.

An extensive internal road system takes you anywhere on the tract you want to go. There are 5 green fields several of which have 20-year-old nut bearing saw tooth oaks planted as an additional food source for the big bucks. There is 80 feet of elevation change that is gently rolling with beautiful hardwood drains and bottoms as well as areas of pine poles. A patch of cherry bark oaks (approximately two acres or so) were planted 15 years ago to enhance the diversity and wildlife. A small stream with water throughout the year meanders through the property running east to west. There is an old cattle pond on site as an additional water source for the Deer and Turkey which are plentiful.

Simply put, Porterfield Oaks has great bones. There has been little hunting pressure over the last two years though it had been intensely managed in the decades preceding. This is the perfect size parcel for a country get-a-way/ hunting retreat and only 3.75 miles from Greenville, less than 40 minutes from Montgomery, and 7 miles from Cambrian Ridge – the prettiest stop on the Robert Trent Jones Golf Trail

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