



## Barbour County - +/-911 Acres: Clio-Highway 51 Tract



## **Barbour County - Clio-Highway 51 Tract**

Location: 2629 Alabama 51, Louisville, AL 36048 – Barbour County

+/-911 acres between Clio and Louisville in Barbour County, Alabama

The property consist of 675 acres of merchantable timber that is mostly mature pine and hardwood timber.

97 acres of 2015 planted loblolly pine and 95 acres of pecan orchard.

Great deer and turkey population. Beaver pond has good potential for wood ducks.

Good internal road/trail system. Gently rolling to flat topography.

Over 1/2 mile of frontage on Highway 51.

Timber types and acreage:

431 acres of Natural Pine and Hardwood Upland Timber

194 acres of Natural Hardwood Bottomland Timber

48 acres of Thinned Loblolly Plantation, recently burned

97 acres of Loblolly Pine Plantation Planted in 2015

95 acres of well maintained Pecan Orchard

22 acres of Blueberries, approximately 3 acres have been cleaned and maintained

7 acres of beaver pond

5 acres of powerline right of way

First time on the market in decades.

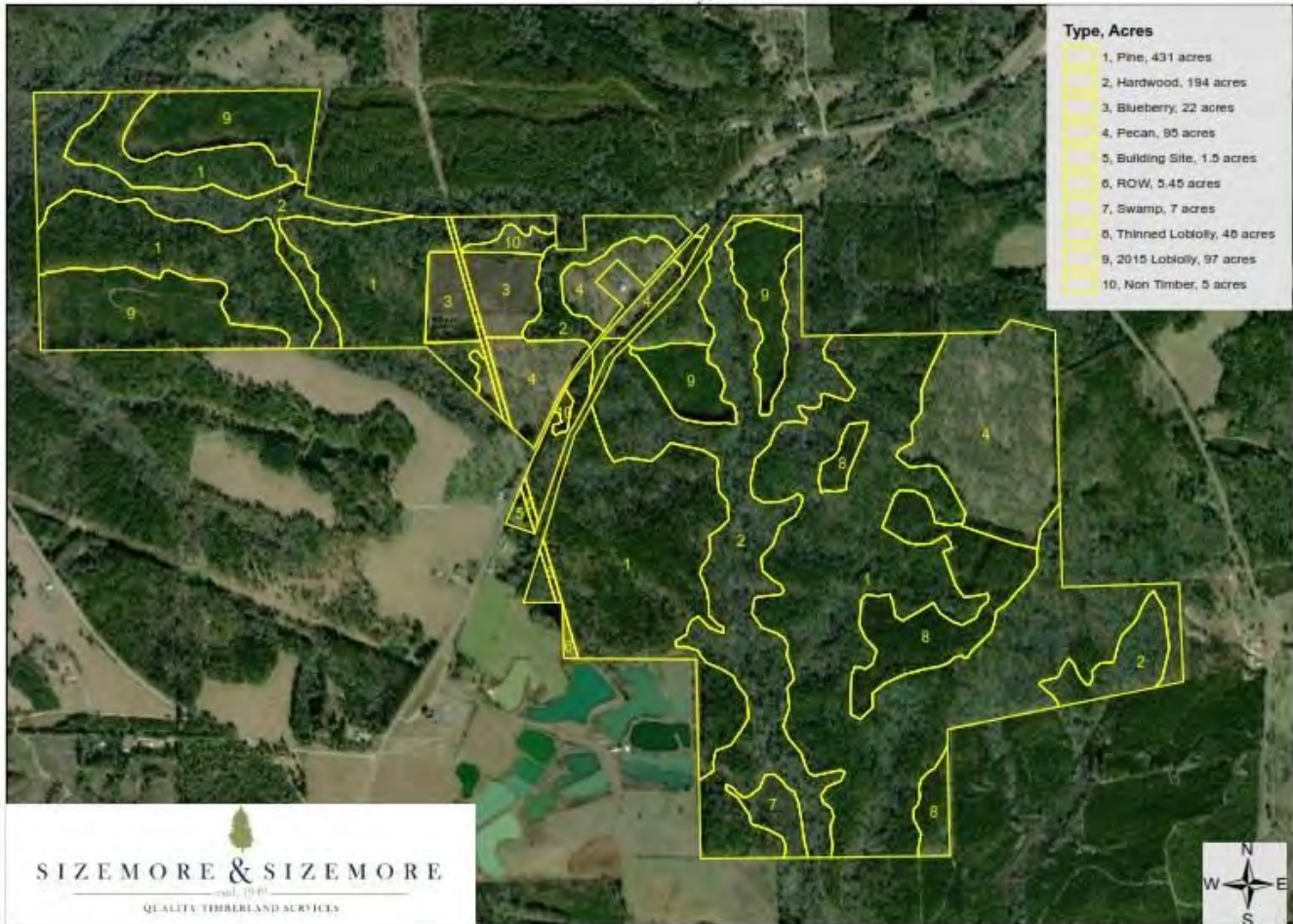
Solar farm potential with large transmission line intersecting the property and substation nearby.

**Price: \$3,249,000**

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The Stephens Foundation  
Barbour County, AL



  
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## **Interested in this property?**

### **Contact:**

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