



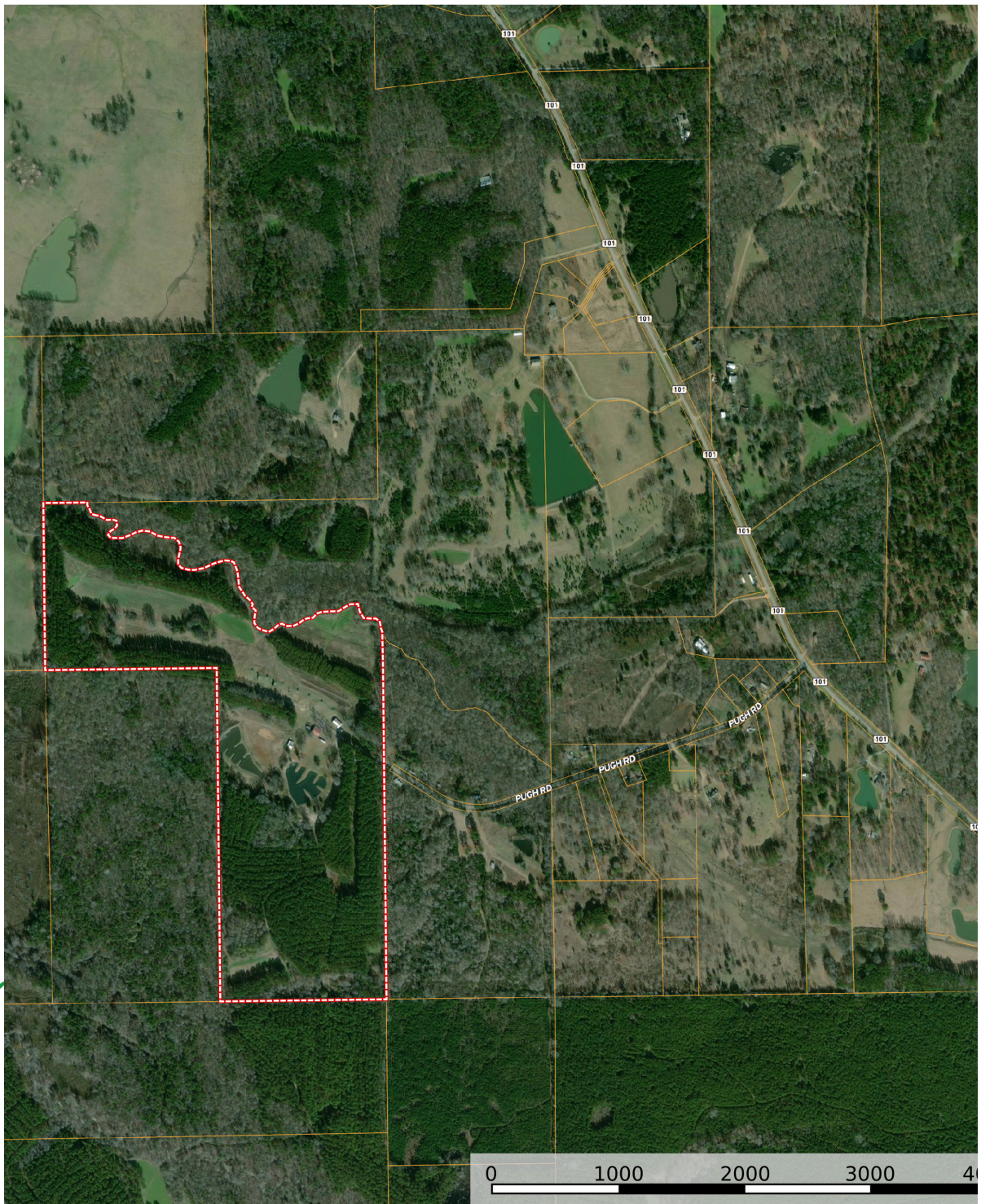
Carlson Land Services, Inc.

Montgomery County

128 +/- acres in Matthews, Alabama

ecarlson@carlsonlandservices.com | (334) 201-5599 | www.carlsonlandservices.com





LAND OVERVIEW

- Beautiful property loaded with amenities and has been operating as the Dixie Gun Club since 1982.
- The property has gently rolling topography. With approximately 40 acres of open land that is used for skeet shooting, target ranges, camping, hunting and fishing. There are 2 ponds on the property and a creek. There are approximately 88 acres of mature pine and hardwood timber that is excellent for timber production and wildlife habitat.
- There is a lodge/ camp house on the property that is approximately 2,400 square feet heated and cooled and a large open porch across the front of the lodge. There are numerous barns and outbuildings on the property used for storage of equipment and supplies.
- The property is currently operating as a shooting club and has a great deal of skeet equipment that is included in the sale price.
- This equipment can be excluded from the sale and the purchase price will be reduced if desired. Some of the equipment includes several trap, skeet and sporting clay machines. A detailed list of equipment will be provided to interested buyers.
- The property has approximately 50 camping and utility hookups for campers.
- This property would make an excellent investment, Home Sites and recreational property.
- The property has an excellent population of deer, turkey and other wild game.
- Utilities are available.
- The property is conveniently located in Mathews, AL

Game:

- Turkey
- Whitetail Deer
- Dove
- Quail
- Bass
- Bream

Amenities:

- Fishing
- Skeet Shooting
- RVing
- Camping

TOTAL ASKING PRICE

\$1,653,200



AGENT CONTACT

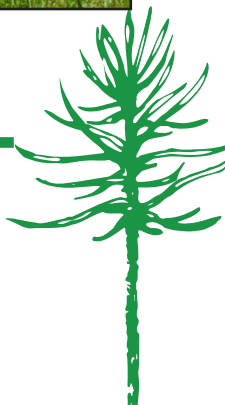


EDDIE CARLSON

Land Broker

(334) 201-5599

ecarlson@carlsonlandservices.com









**Carlson
Land
Services, Inc.**

Disclaimer

*The information in this package was derived from reliable sources but is not guaranteed by the Seller nor their agents. Each prospective buyer should verify the information for themselves. Carlson Land Services, Inc. assumes no liability for any errors or omissions with this information.