



**Carlson
Land
Services, Inc.**

Dale County- 216.93 +/-acres –

Offered by:

Luke Carlson
334-270-1291 (Office)
334-202-8577 (Cell)
<http://www.carlsonlandservices.com/>
lcarlson@carlsonlandservices.com



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Services, Inc. POST OFFICE BOX 241272 – MONTGOMERY, ALABAMA 36124 – 334.270.1291

Dale County – 216.93 acres +/-

Location: County Road 201, Ariton, AL

Take a look at this beautiful property with room to farm, hunt, and enjoy the outdoors! This 216.93 acre tract in Dale County offers a little bit of everything. With 92 acres of open farmland, 85 acres of 26 year old pine timber, and the remainder in hardwood bottom, the property provides a variety of opportunities for both work and recreation. The diverse habitat and multiple creeks on the property offer support for the abundant deer, turkey, and other wildlife. The property has multiple breathtaking homesites and would make a wonderful homestead with its convenience to Brundidge, Troy, Ozark, and Ariton.

Additional features include paved road frontage along County Road 201, existing power, and an older barn on the property. Whether you're interested in agricultural use, recreational enjoyment, or owning a sizeable piece of rural Alabama, this property is worth a look. Deed restrictions apply.

Price: \$846,027.00

Contact: Luke Carlson

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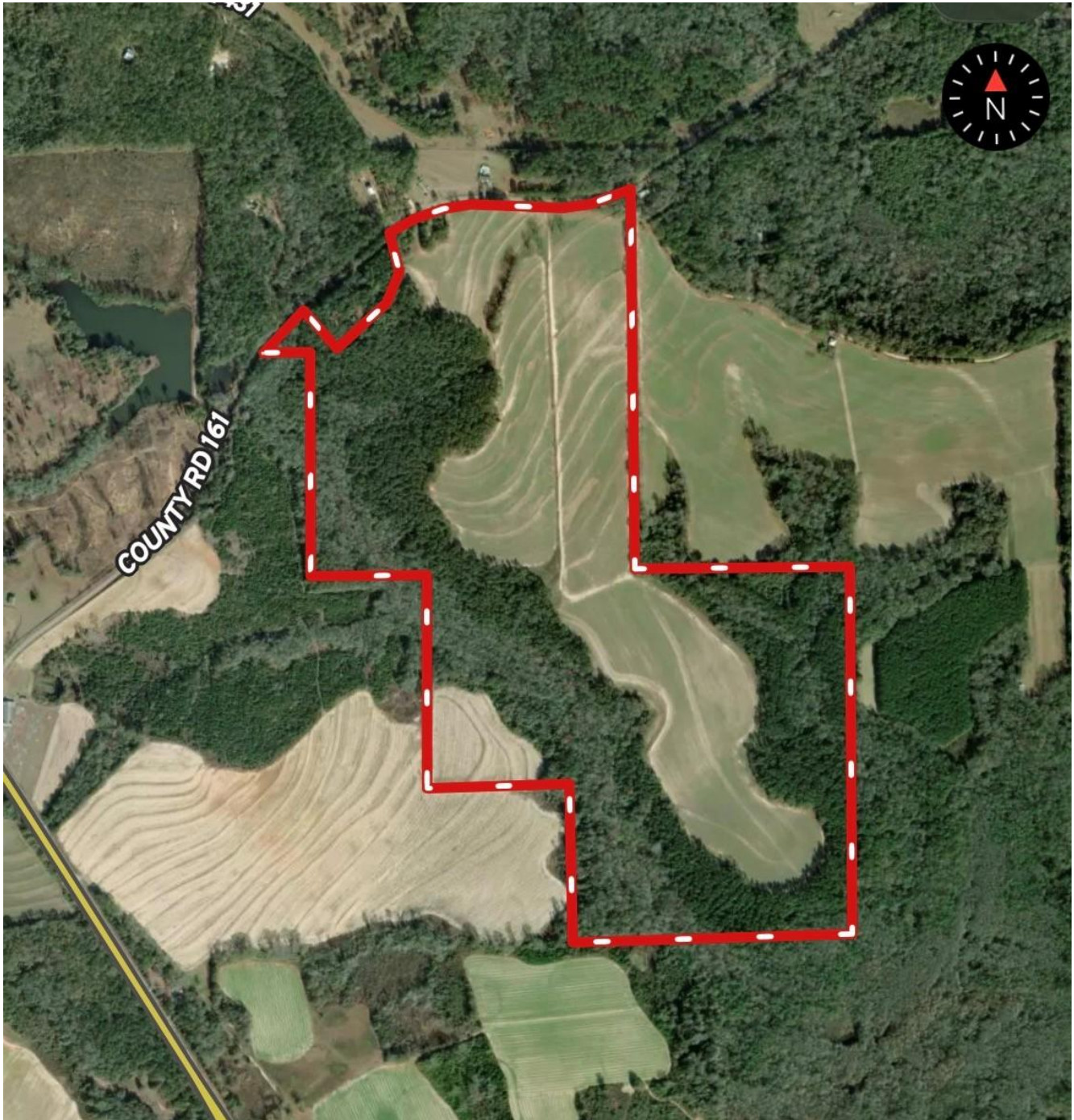
Driving Directions:

See maps. Shown by appointment only. Gates are locked- please call agent.



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Property Deed Restrictions

1. There will be no commercial chicken houses or hog farms on the property.
2. No mobile homes or modular homes are permitted on the property.
3. There will be no subdivisions on the property smaller than 10 acres in size.
4. No trash, garbage, junk cars/ trucks or other refuse shall be dumped stored or accumulated on the property.



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