



Carlson Land Services, Inc.

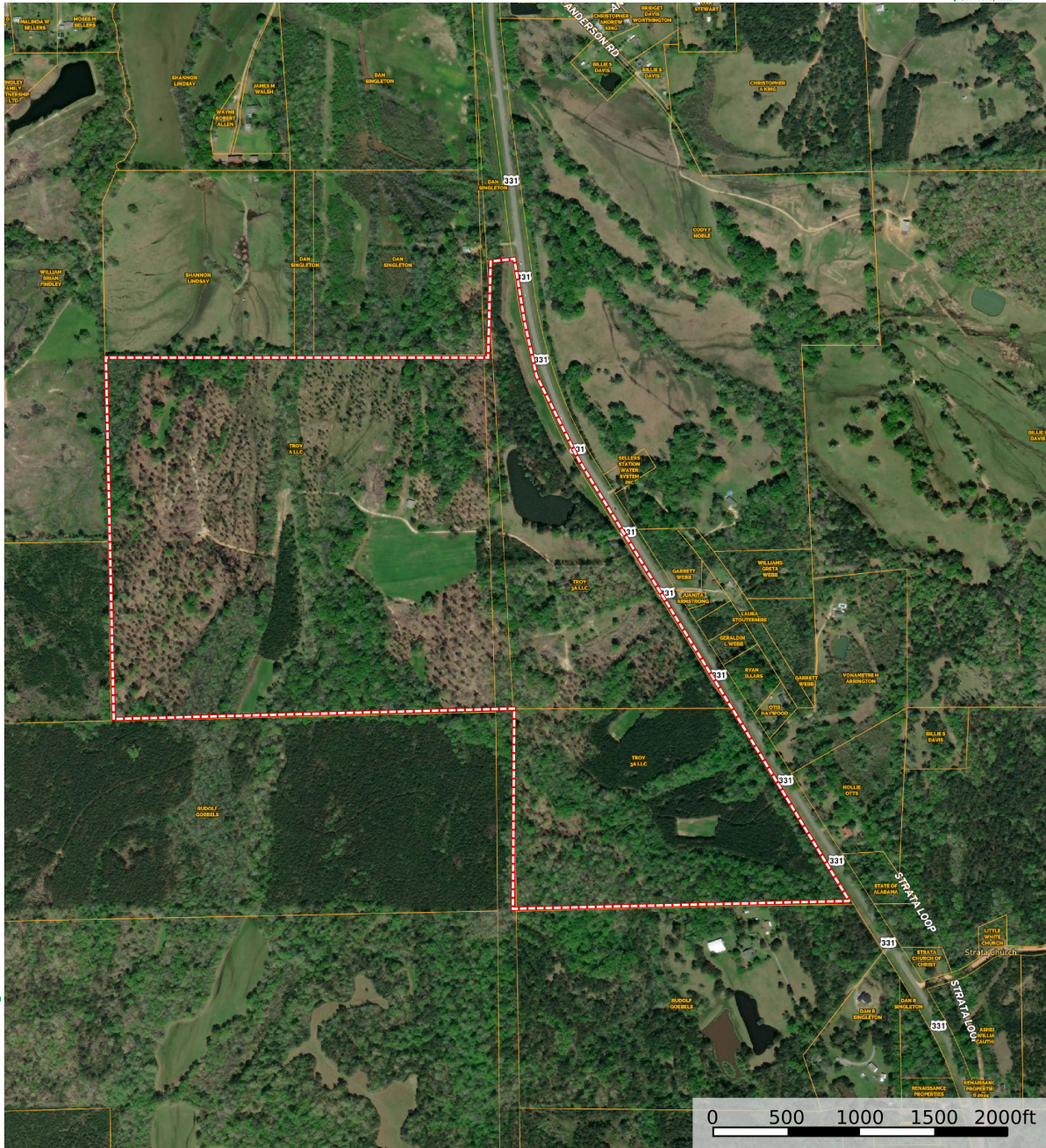
Montgomery County

261 acres in Lapine, AL

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Troy 3A LLC
Alabama, 261 AC +/-



 Boundary

LAND OVERVIEW

A rare opportunity to own 261 acres of beautiful land offering a unique combination of timber, wildlife, recreation, and comfortable living. Located in a peaceful setting, this property features a completely remodeled 4-bedroom, 3 bath brick home surrounded by beautiful old-growth hardwood timber. The home offers superb finishes, multiple living spaces, and excellent outdoor areas perfect for enjoying the property.

A 3-acre bass pond sits below the home and has been meticulously managed to provide an outstanding fishing experience. Pintlala Creek runs through the property, providing a reliable water source and enhancing the already excellent wildlife habitat. The land is home to abundant deer, turkey, and other wildlife, with several established green fields providing additional habitat and recreational opportunities.

The property also features three barns, including a 40x48 enclosed horse barn with a concrete pad, a 40x50 pole barn ideal for tractor and implement storage, and a hog barn with a concrete pad, extensive storage space, and an enclosed shop.

The timber consists of mature planted pine and hardwoods, adding both beauty and long-term value to the property. An additional older home fronting Highway 331 offers excellent potential for renovation into guest quarters, hunting accommodations, or a rental property.

With its remodeled home, mature timber, managed bass pond, creek, barns, green fields, and exceptional deer and turkey habitat, this 261-acre property offers an outstanding opportunity for a private estate, recreational retreat, hunting property, or investment.



TOTAL ASKING PRICE

\$1,999,999

AGENT CONTACT

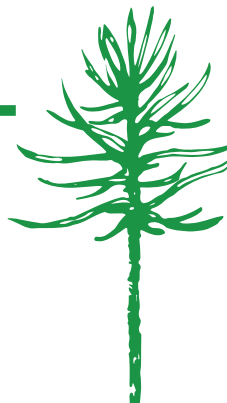


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