



# John Hall & Company

Land | Commercial | Investment Property  
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## Burke Property 1109 acres +/- Macon County on the Montgomery County Line



**LOCATION:** Montgomery/ Macon County Line in Macon County off Hwy 80, 4 miles east of Pike Road exit.

**TERRAIN:** Low hardwoods to gently rolling upward pine

**LAND USE:** Recreational, timberland and agricultural (There is also some clay dirt on the property)

**PRICE:** \$4,400,000

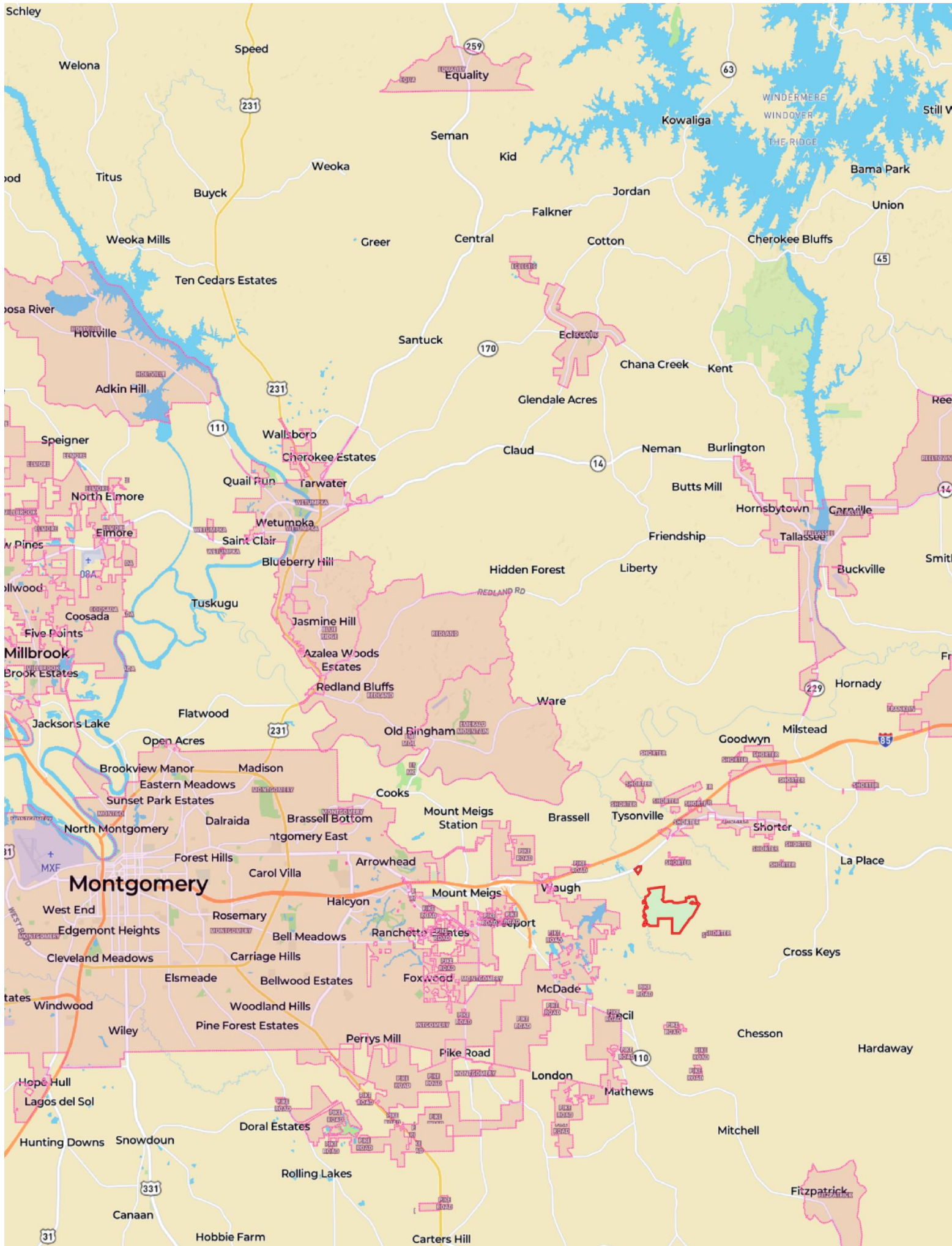
**SIZE:** 1,109 acres

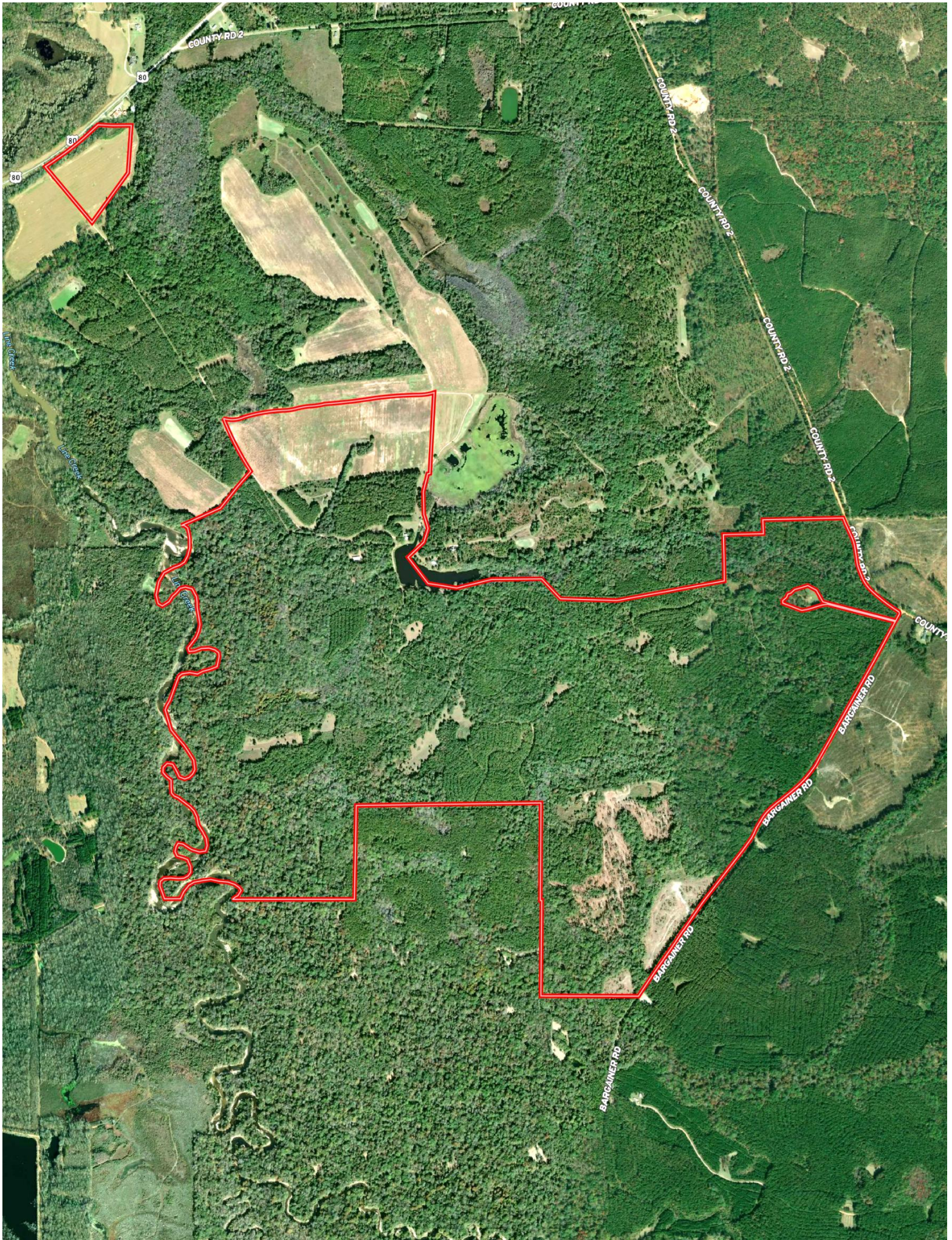
**SPECIAL FEATURES:** Very diverse tract of land that has been in the same family for 75 years until recently. It is back on the market, turnkey and ready to hunt tomorrow. This property is conveniently located just on the other side of the Creek from the Town of Pike Road. 105 acres of cropland. Property has a 2024 timber cruise with over \$1,000,000 in timber. Deer, turkey, duck, dove, geese, fishing. This property has it all! Start building memories. Road frontage on CR 2, Barganier Road and an entrance off Hwy 80. 20 miles front Montgomery, 30 miles from Auburn, 90 miles from Birmingham, 160 miles from the coast and 140 miles to Atlanta.

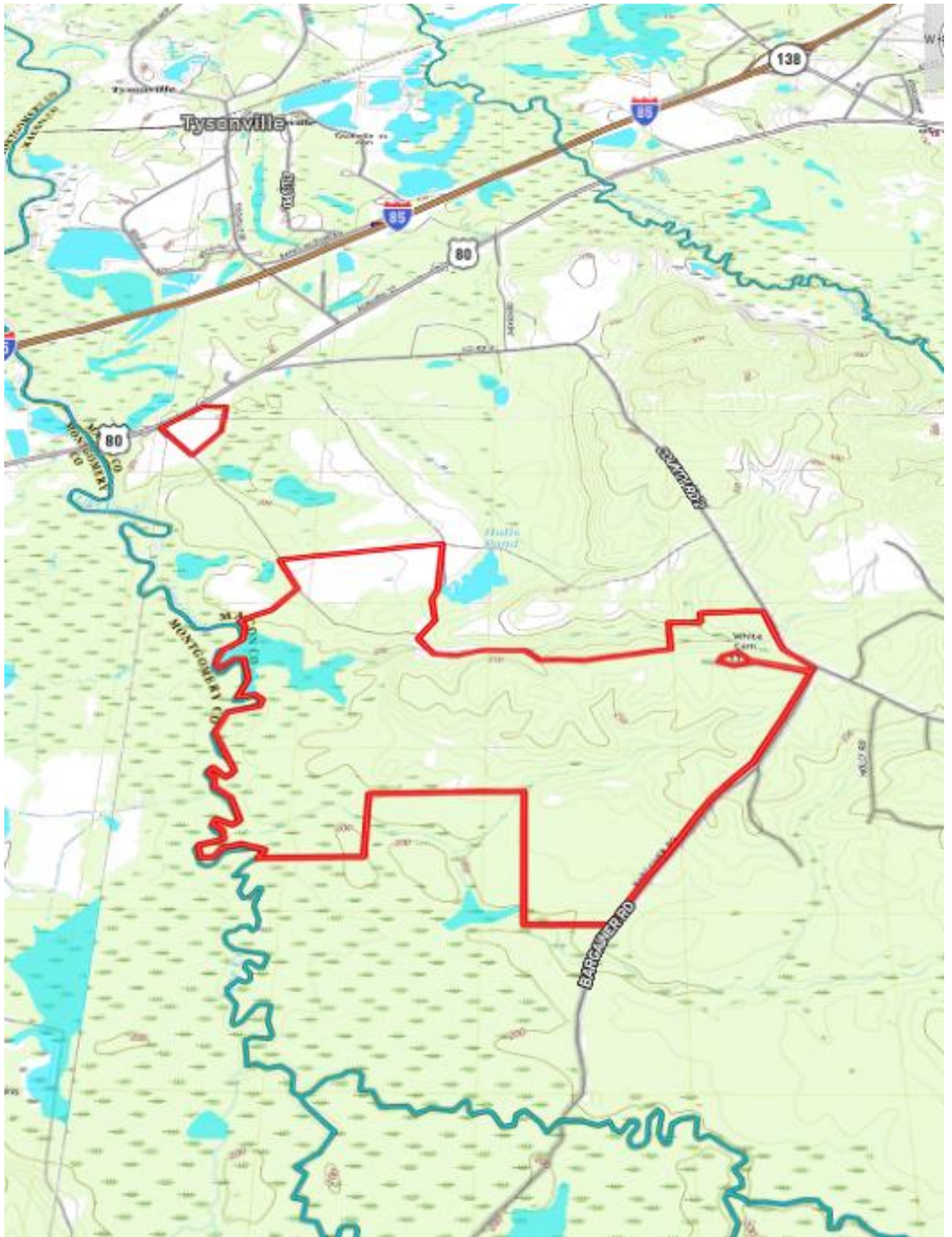
**IMPROVEMENTS:** 2BR/2Ba Cabin with front porch, screened porch and rear covered patio and cooking area, pier. There is also a toolshed, boxcar for storage, 3,040 SF pole barn with enclosed storage, good road system, 9 acre pond, dirt pit to maintain roads. Many deer stands and feeders throughout the property.

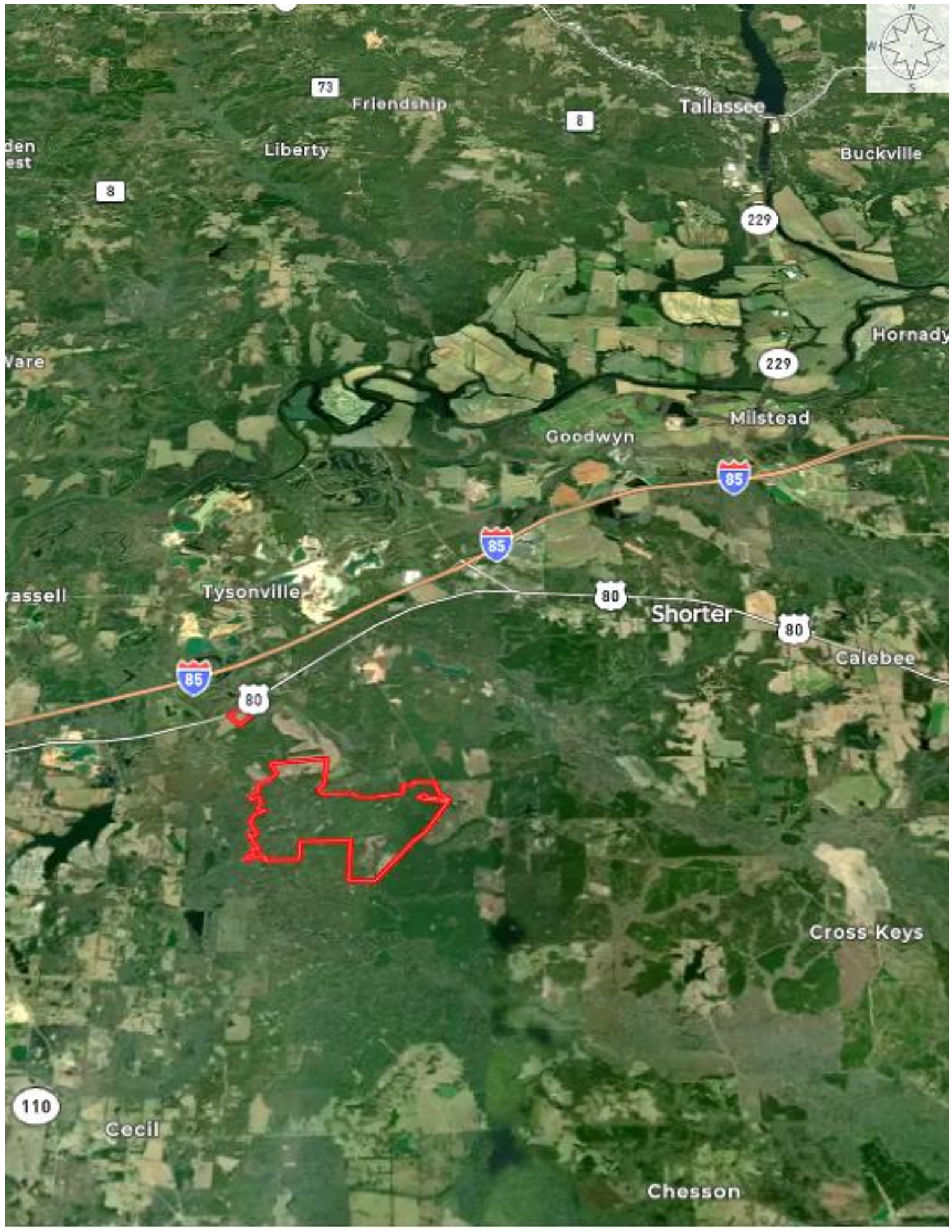
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Tysonville

6307



Entrance off Hwy 80

63477 001

South Entrance

BARGAINER RD

