



# John Hall & Company

Land | Commercial | Investment Property  
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## Cowpen Creek 168

+/- 168 Acres

Coffee County, AL



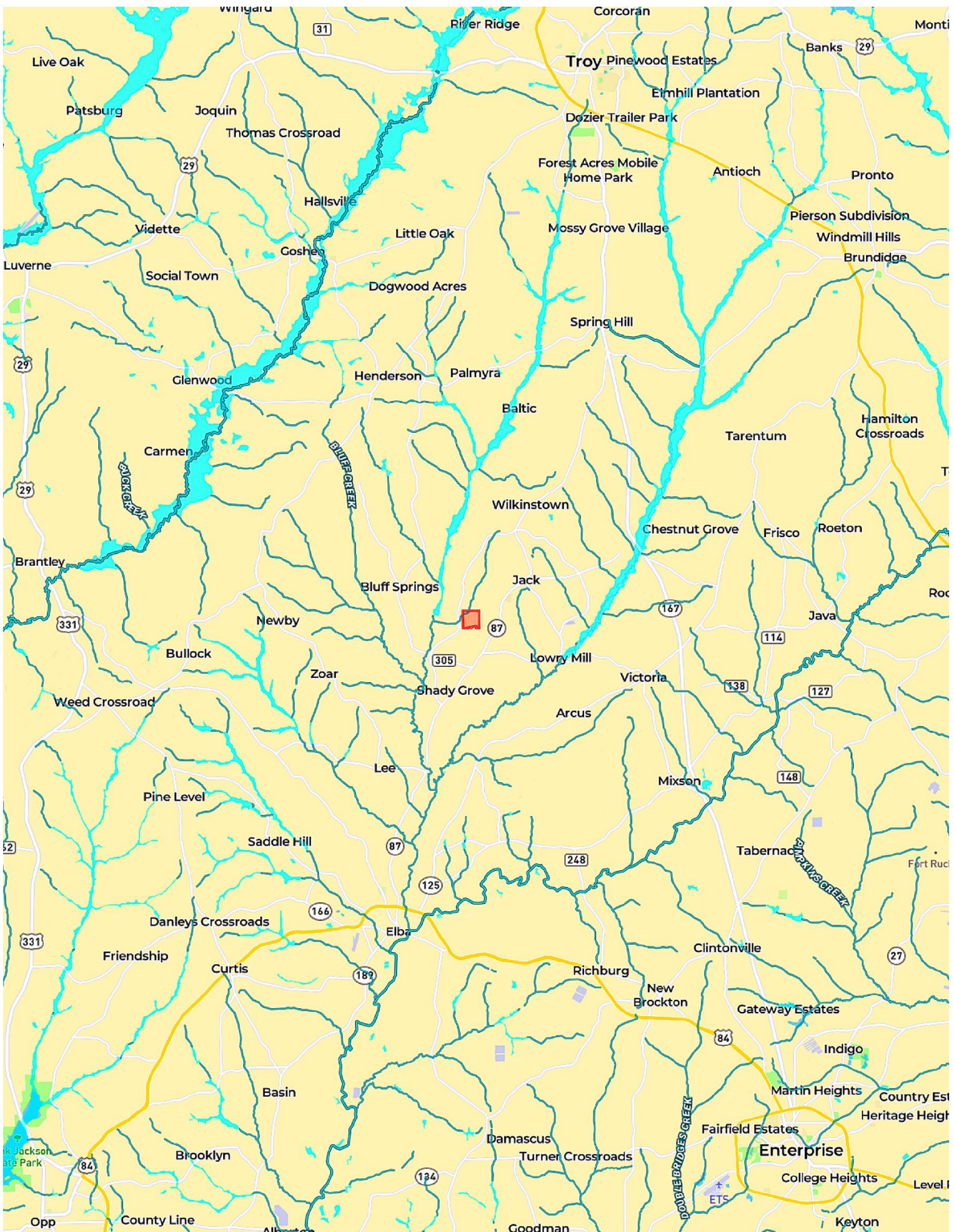
**LOCATION:** 0 County Road 325, Troy, AL, 36079

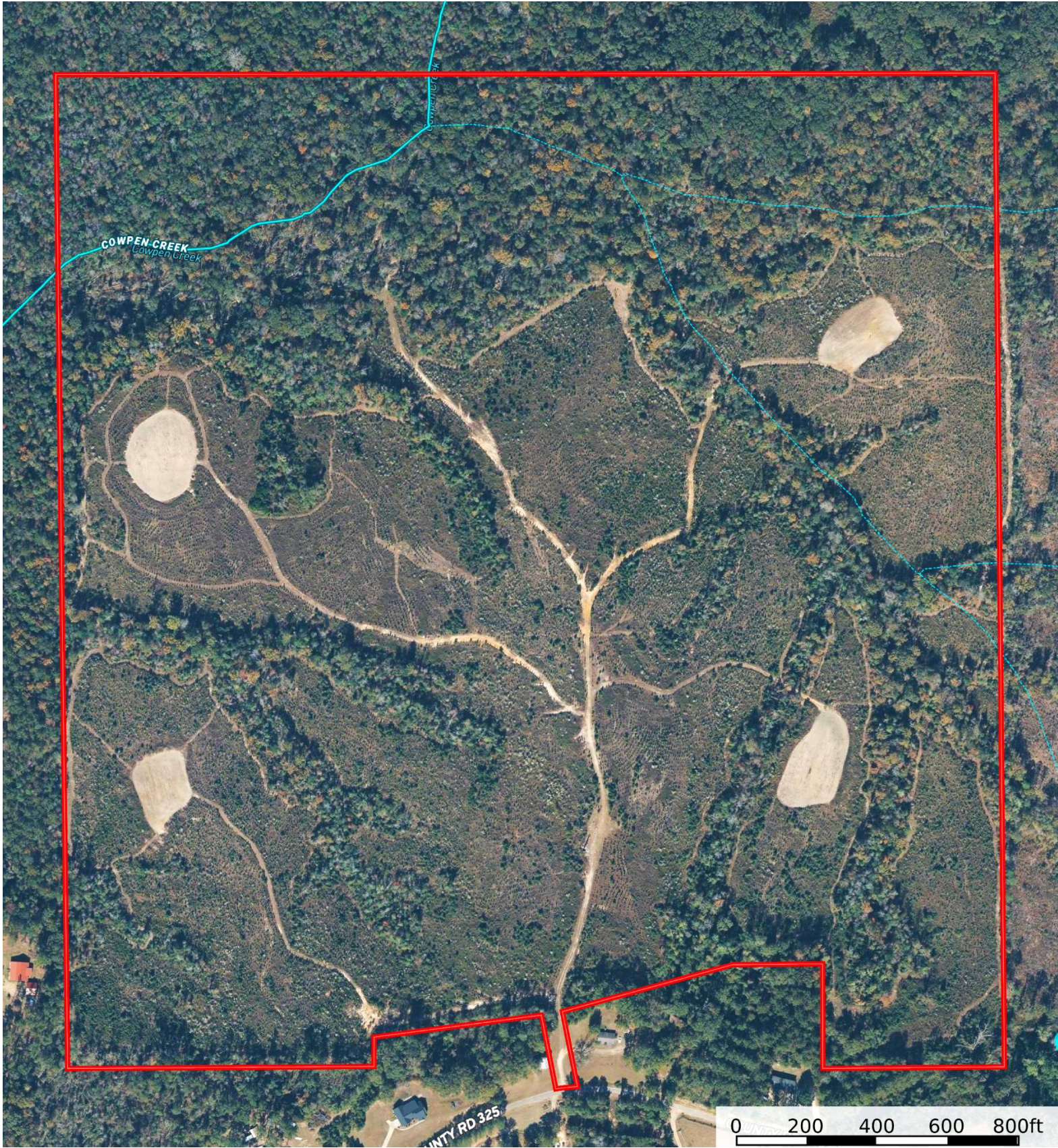
**LAND USE:** Recreation / Timber Investment

**PRICE:** \$588,000

**DESCRIPTION:** This well-managed tract features a thriving stand of planted long leaf pines that provide both immediate appeal and long-term timber value. Meandering through the northern portion of the property is a beautiful hardwood creek bottom accompanied by mature Streamside Management Zones (SMZs), creating a diverse ecosystem that enhances wildlife habitat while protecting natural water resources. The mixture of pine plantations and hardwood corridors offers excellent cover, browse, and travel routes for deer, turkey, and other native game species. Adding to the property's recreational appeal are four established wildlife food plots, strategically positioned to attract and hold game throughout the year. Combined with the creek bottom and extensive timber cover, these food plots create an outstanding hunting environment and provide excellent opportunities for wildlife observation. A network of internal roads and trails allows easy access across the property, making timber management, hunting, and recreation convenient and enjoyable. Whether you're looking for a premier hunting tract, a long-term timber investment, or a private retreat to enjoy the outdoors, this 168-acre property offers the perfect balance of income potential, recreation, and natural beauty just twenty minutes south of Troy.

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.





COWPEN CREEK  
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COUNTY RD 325

0 200 400 600 800ft

