



## CAMP MANY BLESSINGS - TRACT #03-009 62.6 +/- Acres, Montgomery County, Alabama Offered at \$349,000

This beautiful property is conveniently located just north of Downtown Montgomery on the Alabama River. This property consists of approximately 37 +/- acres of open land, 22 +/- acres of finger lakes, and 3 river lots that are 1.8 +/- acres, .8 +/- acres, and 1.4 +/- acres in size. Currently the open land is being used for dove fields. Some of the dove shoots that have been held on this property are legendary. The reason for the consistently good shoots is attributed to the combination of four things. You have plenty of sand and gravel in the area, abundance of water, roost trees, and the owners plant food specifically for the birds. A very unique feature of this property are the finger lakes. After WWII there was a housing boom that brought with it a high demand for sand and gravel. The finger lakes were created from the mining of the sand and gravel and today the lakes are filled with bass, catfish, bluegill, and crappie. Many years ago there was a fish camp located on these finger lakes. You could rent a cabin for about \$1.50 a night and fish all day and all night if you desired. One of the owners said that when he was younger his relatives would take him to the fish camp. Instead of spending the money on a cabin they slept outside with the critters and fished all night! Another thing that is special is just taking a quiet boat ride in the finger lakes. You get the feeling that you are in a beautiful place that time has truly forgotten. Many ducks also find refuge in these lakes. The lakes provide a sanctuary where the ducks can just hangout and loaf with out being disturbed. There are also deer and turkey that

live in the area and are commonly seen on this tract. As mentioned there are three lots on the river that are included. All three lots have elevated places that are perfect for building. Another benefit is that the elevation gives you really nice views of the river. Currently there are three improvements on the lots. There is a nice workshop/storage building with electric roll-up door, screened in gazebo with a bathroom, and a storm shelter. There is also a boat ramps giving you easy access to the Alabama River and Finger Lakes. Power and city water are on the property. The current owners use the property primarily as a place to entertain family and friends, whether fishing, shooting doves, are just relaxing down by the river. Other possible uses...river retreat and horse farm...row crops...possible development potential...build your primary residence here and have fishing and hunting in your front and back yards. The finger lakes and one of the lots are jointly owned with two other gentlemen. I will be glad to discuss the details and possibilities regarding this with you. Please call me, Eric Leisy, at 334-657-6707 for details and to schedule a tour of this one-of-a-kind property.

**For a tour or more information call:**



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Picture above is one of the many Finger Lakes



Additional pictures of the Finger Lakes





View of the Alabama River from two of the lots





**FIRE UP THE  
GREASE!**



Aerial view of dove fields looking west towards the river. This would also be a great place to convert to pasture for a horse farm.



(ABOVE) Aerial photo of property looking east.

(BELOW) Picture of the pasture/dove fields in the early fall.





Dove fields located at the front of the property





Pictures sometimes are worth a thousand words!



Interior and exterior view of the workshop/storage building





(ABOVE) Picture of the screened in gazebo





Aerial view of the Finger Lakes. You can see the Alabama River at the top of the picture.



(ABOVE) Another aerial view of the Finger Lakes  
BELOW) Picture of one of Finger Lakes looking north.







