



MOHAWK PLANTATION #09-003
657 +/- Acres in Bullock and Macon County. Alabama
Offered at \$2,500/acre

This beautiful 657 acre tract is located primarily in Bullock County with approximately 90 acres in Macon County. The property is accessed from County Road 23 which is a paved two-lane county road. There is an excellent interior road system. This property joins the world famous 'SEDFIELD PLANTATION' and the 'CLEARVIEW PLANTATION'. The property is currently being used for a number of different purposes: *The owners regularly entertain by taking clients hunting for trophy bucks and turkeys. *The property has also been the scene of some spectacular traditional southern quail hunts. There are several courses set up throughout the property allowing you to hunt for as long as you like. *The property is also producing income. Currently the owners are receiving income from the leasing of the farming rights, CRP, and future income from timber production.



For a tour or more information call:

Eric Leisy, Listing Agent
 334-567-0924 ext. 201
 334-657-6707 cell
Eric@GreatSouthernLand.com

There are a couple of lake sites located on this tract and it would be so easy to nestle a cabin or lodge back in the pines, giving you privacy, peace, and quiet. This truly is a very special property. Tracts like this do not come up for sale very often so please call, Eric Leisy 334-657-6707, today to schedule a tour.

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View from property looking back towards the main entrance. This is a great place to intercept deer traveling from their bedding areas to the food source. This year there are 300 acres planted in soybeans! (Note the good all-weather road)



One of several shooting houses strategically located throughout the property. Notice that this shooting house sits on the edge of a soybean field. This tract hunts a lot like properties in the mid-west. You have very defined bedding areas and travel corridors leading to and from the feeding areas. The combination of the owners strictly adhering to managing the herd for trophy bucks, combined with the abundance of a protein rich food source, is why this land consistently produces some truly outstanding trophy bucks.



You have probably heard of the term ‘Alabama Black Belt’. Well this tract is located right in the heart of the ‘Black Belt’. It received that name because of the rich, fertile, black soil that is well suited for producing outstanding yields of row crops. One of the byproducts of having this extremely fertile soil is that it also can support great numbers of game animals such as deer, turkey, dove and quail. (THE SMELL AND FEEL OF THIS RICH EARTH IS UNEQUALLED)



Currently 400 of the total 657 acres can be used for agricultural purposes. The remaining property is primarily in pine plantation and is eligible to come out of the CRP program in two years. There is a possibility of re-enrolling the property back into the program. Current income from the CRP is \$5,032.00 per year. Estimated value of the timber in two years is \$150,000.00. It is your choice either to clear cut the timber and convert back to row crop, possible re-enrollment back into the CRP program, or just do nothing and let your timber continue to grow.





These four pictures show some of the bucks taken off of the Mohawk Plantation over the last few years











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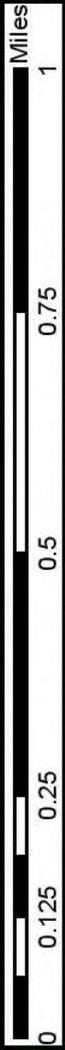
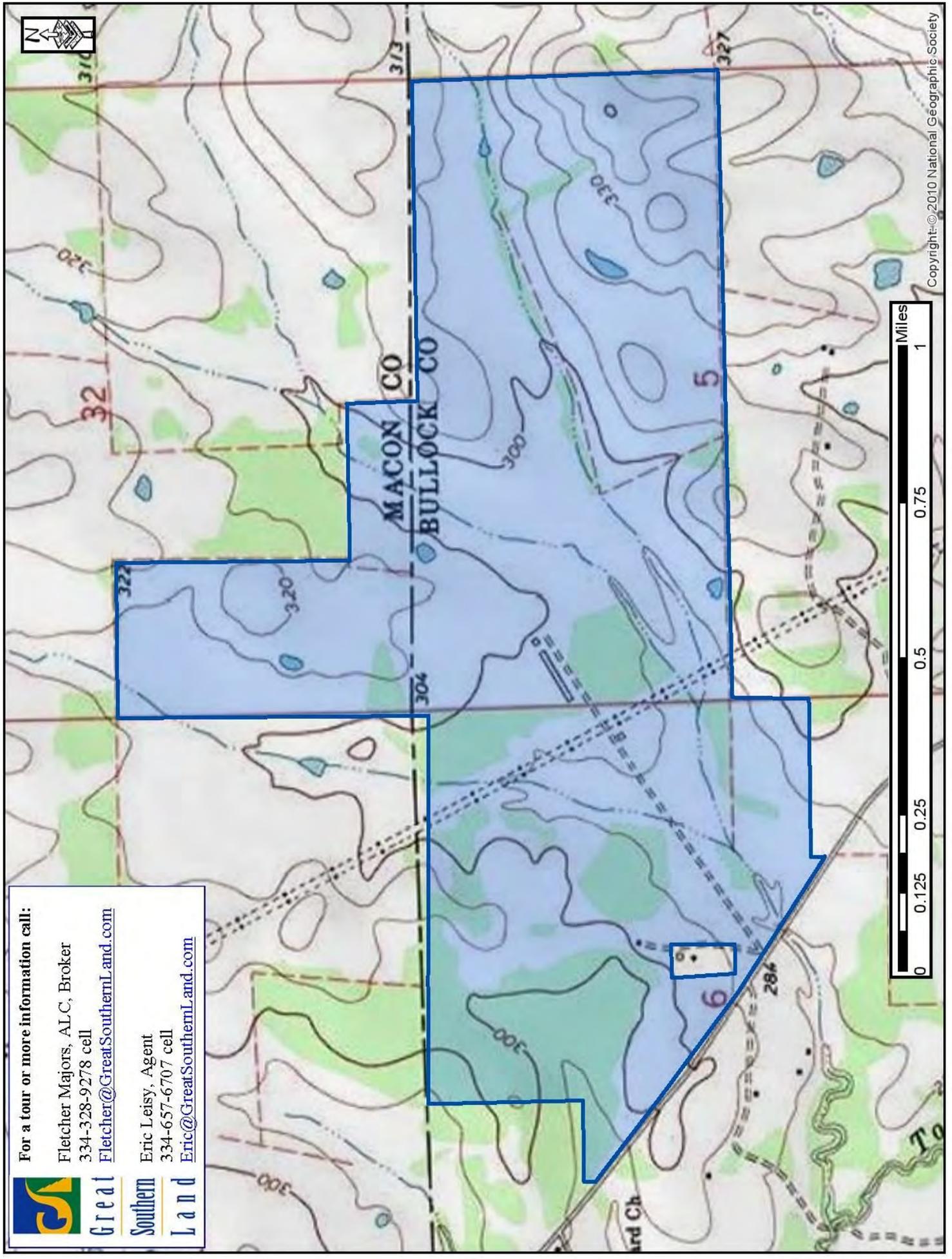
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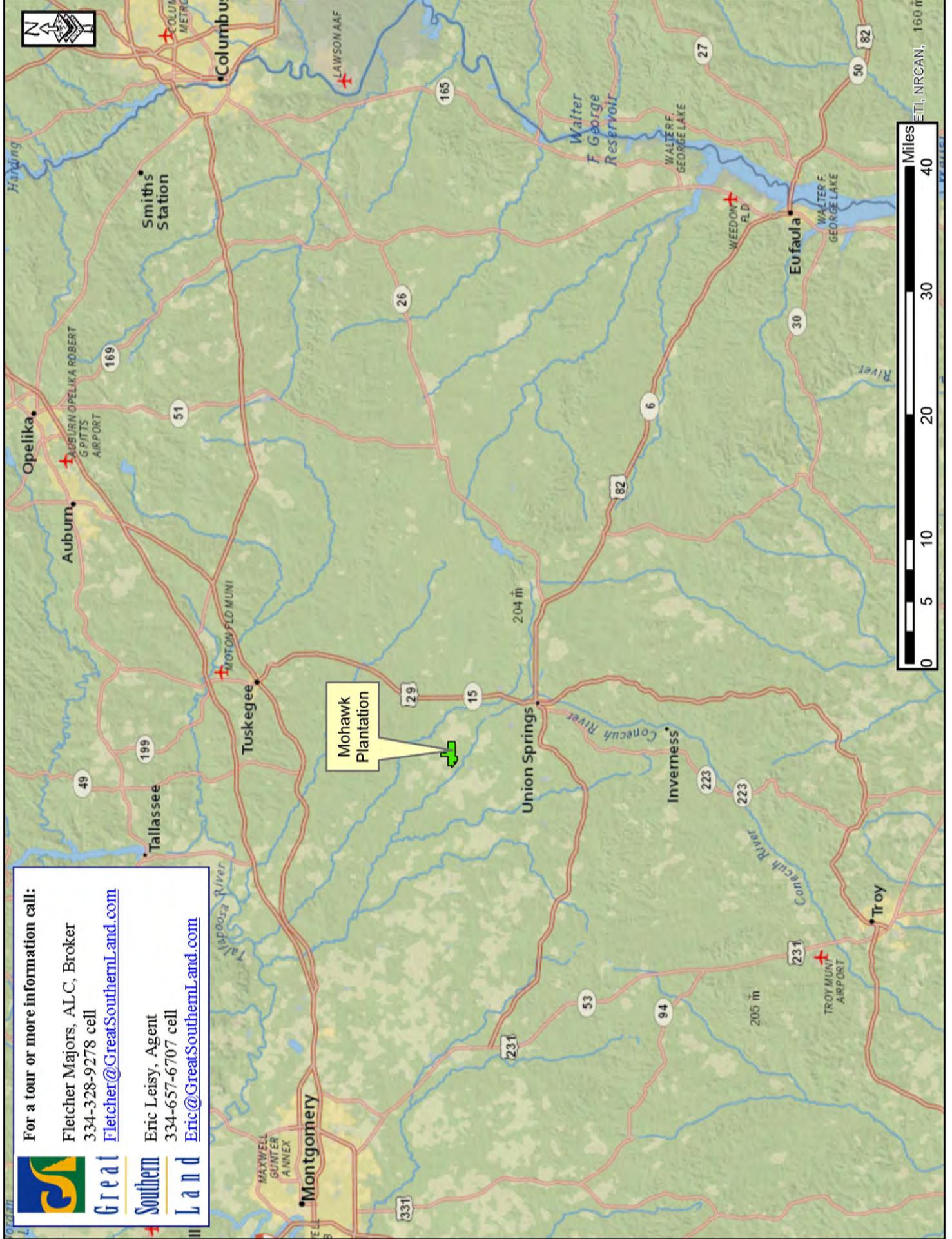
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Mohawk Plantation

