



GREAT SOUTHERN
Land



Tract #45-017 Golson Plantation
1030 +/- Acres Lowndes County, Alabama
Offered at \$2,832,500 or \$2,750/Acre

This is the first time that this true legacy property has been offered for sale in almost 80 years! The same family has had continuous ownership since the early 1940's making this a unique buying opportunity. This plantation's timber has been meticulously managed by professional foresters since 1981 resulting in a forest that is not only beautiful, but has substantial value as well. The wildlife has also been beautifully managed. A strict harvest plan has been followed for numerous years resulting in a property that consistently produces trophy bucks. The property has a wonderful diversity that adds character that is rarely seen on just one tract. The land consists of large stands of pine sawtimber, chip and saw, pine pulpwood, magnificent hardwood ridges and bottoms, cedar flats, huge green fields, 2

lakes, duck holes, creeks, and it even has a quaint, little, cabin overlooking one of the lakes. Power and water are on site. This tract is conveniently located only 3 miles west of Interstate 65. This plantation is located right in the middle of the famous Black Belt region of Alabama. Distances to major cities - approximately 35 miles south of Montgomery, 130 miles north of Mobile, and 115 miles south of Birmingham. For more information or to schedule a tour please call me, Eric Leisy, at 1-334-657-6707.



For a tour or more information call:

Eric Leisy, Listing Agent
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One of many food plots strategically located on this tract. This is a long and narrow field that provides plenty of the “Edge Effect” that bucks love. This field is almost 500 yards from end to end.





View of the first lake from the cabin.





Picture of some of the many beautiful hardwood bottoms and ridges that make this a special place.



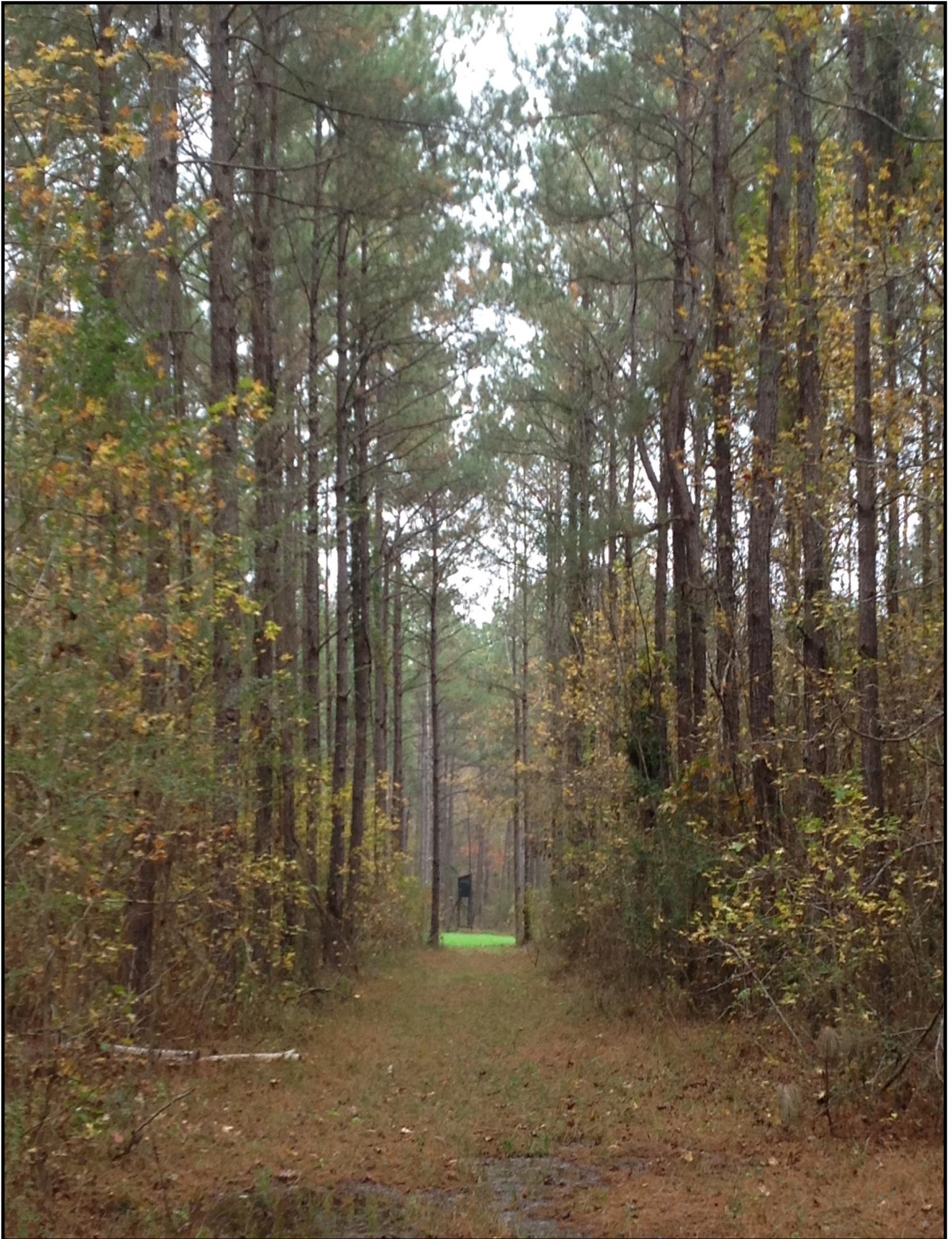




(Above) A large breeding scrape.

(Below) One of the many green fields scattered throughout the property.







Above is a view of the second lake located on the property.





(above) View of the entrance road that leads to the cabin and lake. (below) View of one of the interior roads. Most of the interior roads are wide and well maintained.







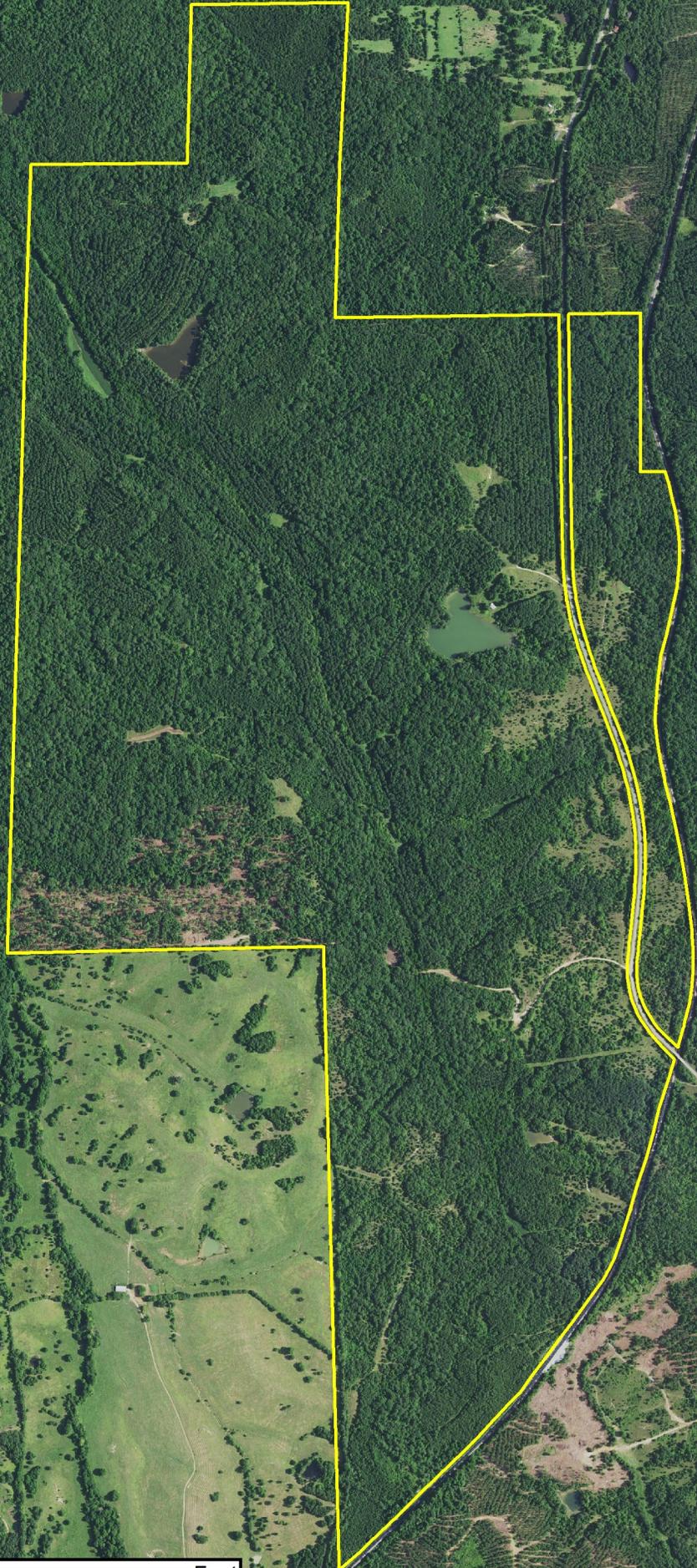




More beautiful hardwoods. I saw plenty of deer and turkey sign while walking these woods. This forest should be full of gobbles and gobblers this spring.



**45-017 Golson Tract
on 2015 USDA Aerial**



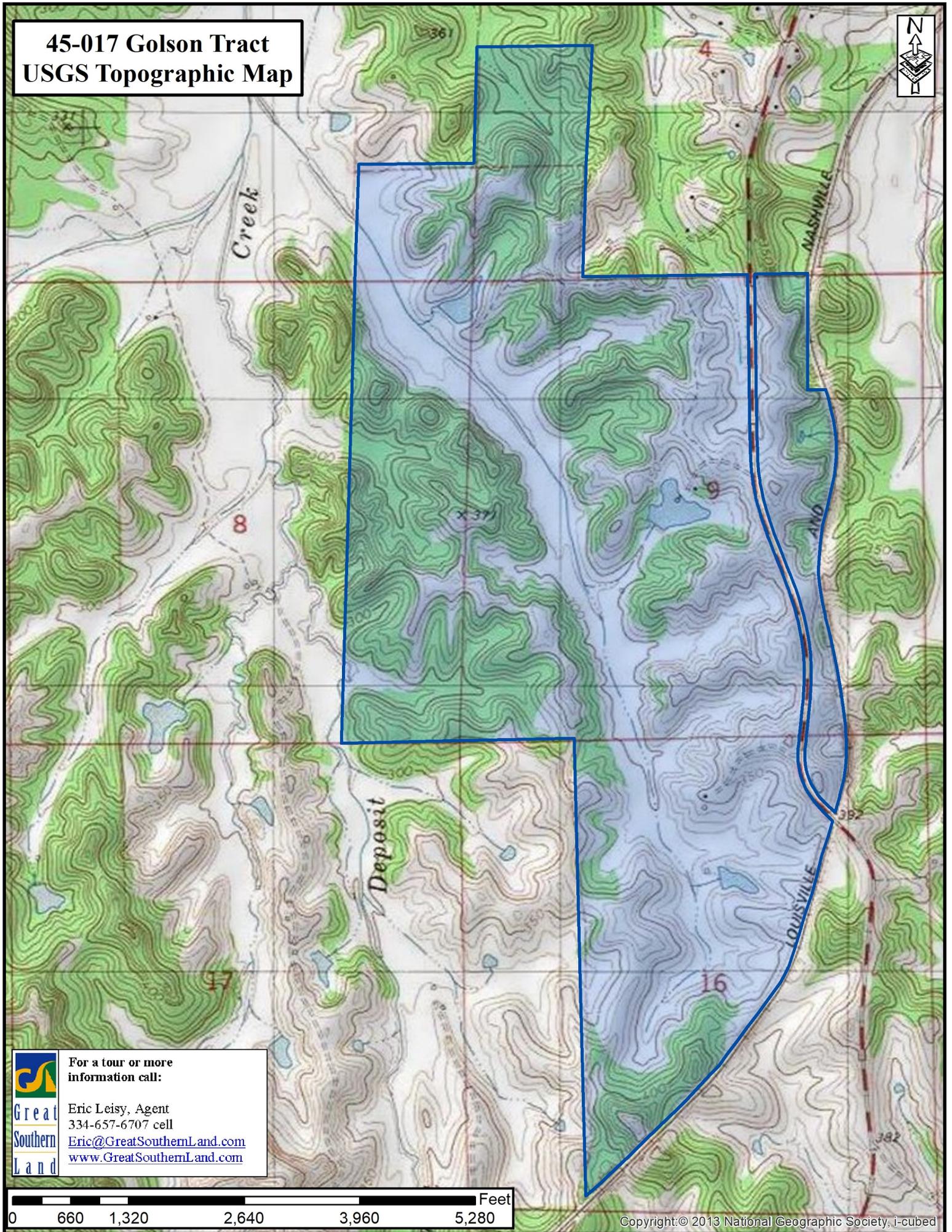
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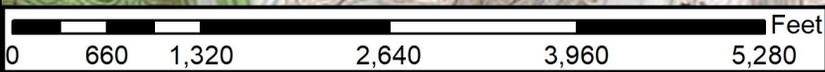


**45-017 Golson Tract
USGS Topographic Map**

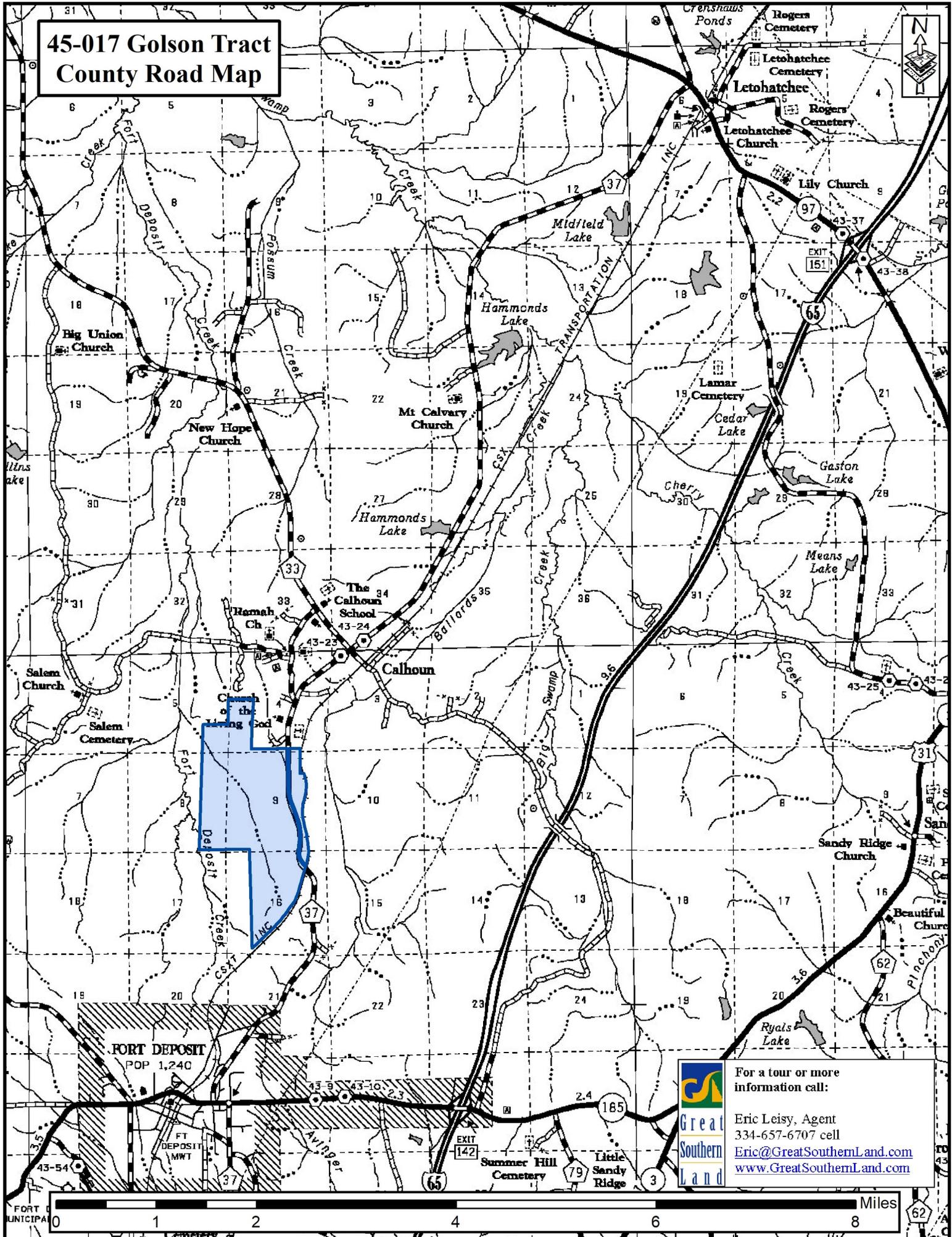


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45-017 Golson Tract County Road Map



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