

09-008 Cedar Oaks Ranch
360 Acres located in Fitzpatrick, Alabama
Bullock County
Offered at \$1,188,000 or \$3,300/Acre



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CEDAR OAKS RANCH

Location, location, location! This magnificent property is ideally located at the very epicenter of Alabama's highly sought-after Black Belt region; known for consistently producing trophy whitetails, legendary turkey populations. and excellent wild hog hunting.

In addition to being a hunting mecca, Cedar Oaks Ranch is quite simply one of the most gorgeous properties currently on the Southern land market. As soon as guests enter the gated entrance, they are immediately captivated by the sheer beauty and special feel of this premier listing. The vision, hard work, and masterful stewardship of the current owners is evident throughout its magnificent 360± acres of gently, rolling hills. Cedar Oaks was awarded the prestigious "Helene Mosely Memorial Award" sponsored by ARNC and W. Kelly Mosely Memorial; a recognition reserved for the most outstanding TREASURE FORESTS within Alabama.

Meticulous management over the past 30+ years has not only resulted in a stunning landscape, it has also created the ultimate habitat for wildlife. The timber within Cedar Oaks consists of a nice mix of mature bottom and upland hardwoods, thinned natural pine, and thinned mature pine plantation that was planted in 1991. In 1999 and 2006, the owners planted approximately twelve acres in hardwoods mixed with smaller plots of pine plantation. There are absolutely beautiful open areas amidst the forest, making it a dream property for anyone who loves nature.

Cedar Oaks Ranch boasts a tremendous 11.5-acre main lake that is home to trophy bass, as well as a couple of small ponds located throughout the property. This premier property has been the host site of multiple fishing rodeos, as well as philanthropic events introducing children to the outdoors and allowing them to experience God's magnificent creation first hand.

This legendary property is protected from over-development with a conservation easement to ensure that it can be enjoyed for generations to come. The easement allows for all recreational uses, timber management and harvesting, and offers two building envelopes to build your dream lodge or permanent residence.

In light of what is going on in the world today there has never been a better time to buy land. Interest rates are at historical lows and the purchase of land provides a safe haven for your investment. Other attributes of land include: is a great hedge against inflation, does not fluctuate erratically like the stock market, and will ALWAYS be there for tomorrow. Land provides a healthy environment away from the masses and can even provide food for your family.

For a private tour of Cedar Oaks Ranch feel free to call or text me, Eric Leisy, at 1-334-657-6707. I can handle every aspect of the land buying process without you ever having to have close contact with anyone, including on site safe social distancing or a virtual tour option. Call me today so you can start making memories that will last a lifetime.

"This is truly one of the finest pieces of land that I have ever been on or had the privilege to market."

Eric Leisy



Aerial view of the beautiful 11.5 acre Lake. The bass on the left weighed 9 lbs. and the one on the right weighed a little over 11 lbs.





More memories being made at the Lake!





The main drive into the property is beautiful. Cedar Oaks Ranch is on both sides of the drive and access is directly off of Highway 110.





Views of the open areas that are near the front of the property.





These trees are part of the 70+ acres of pine plantation that the owners planted in 1991.



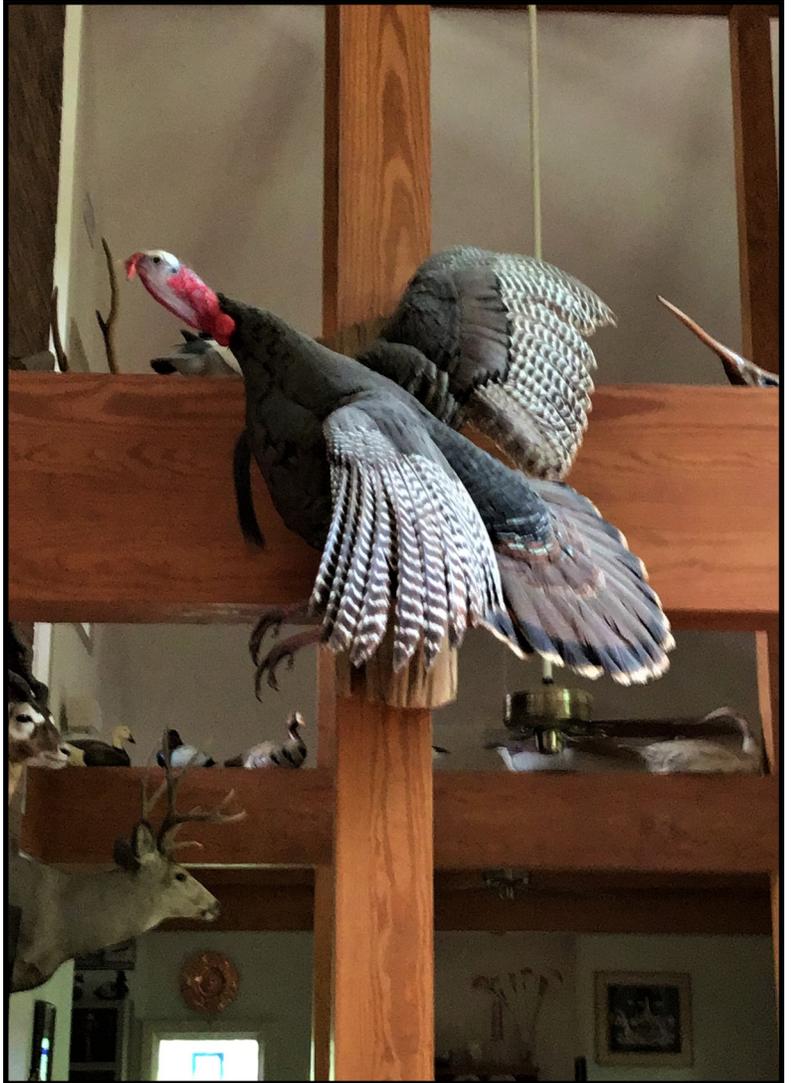






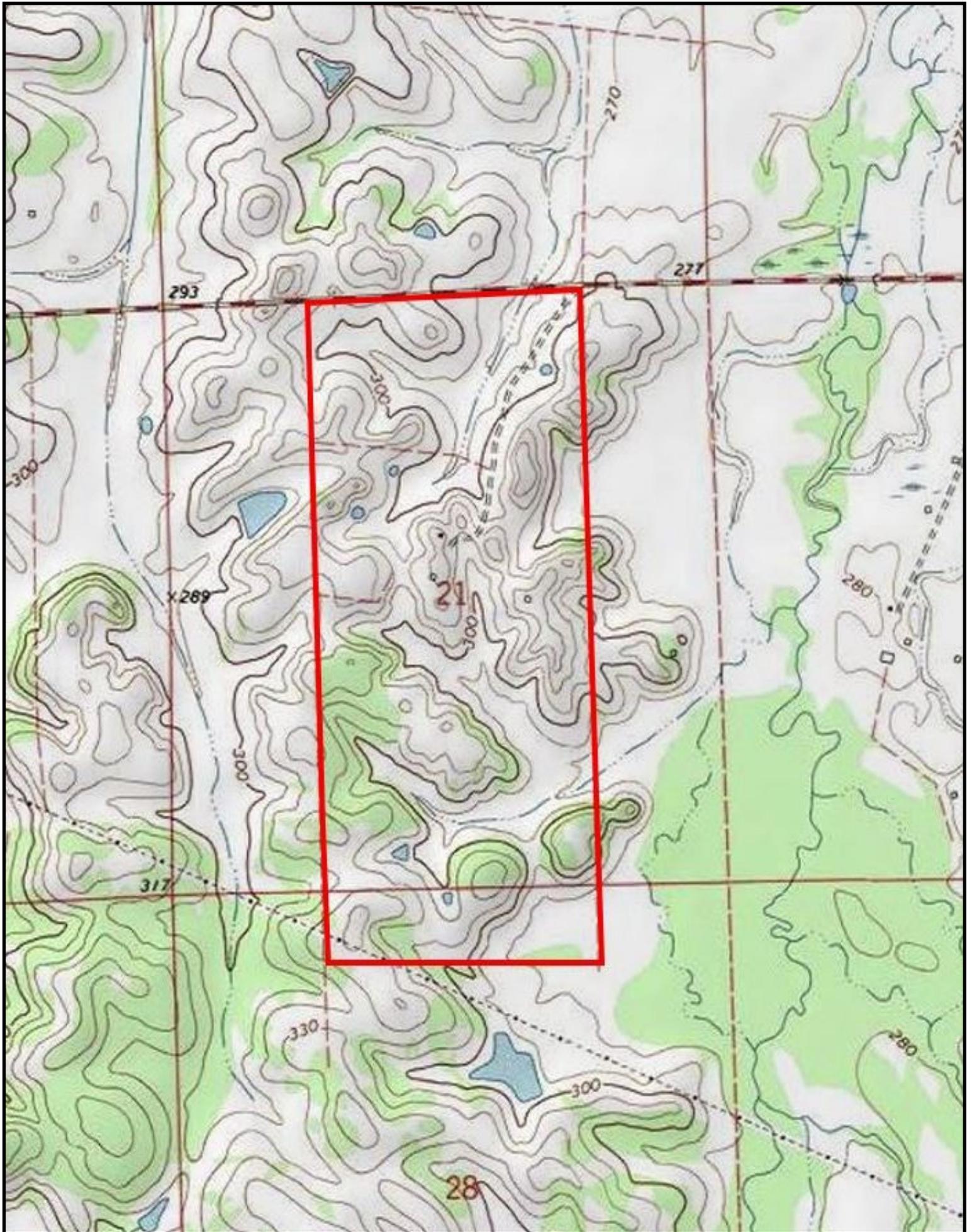
There are approximately 60 acres of these beautiful hardwoods that live on this land. When I was walking these areas I saw a ton of deer and turkey sign ranging from turkey scratchings to old scrapes and rubs.



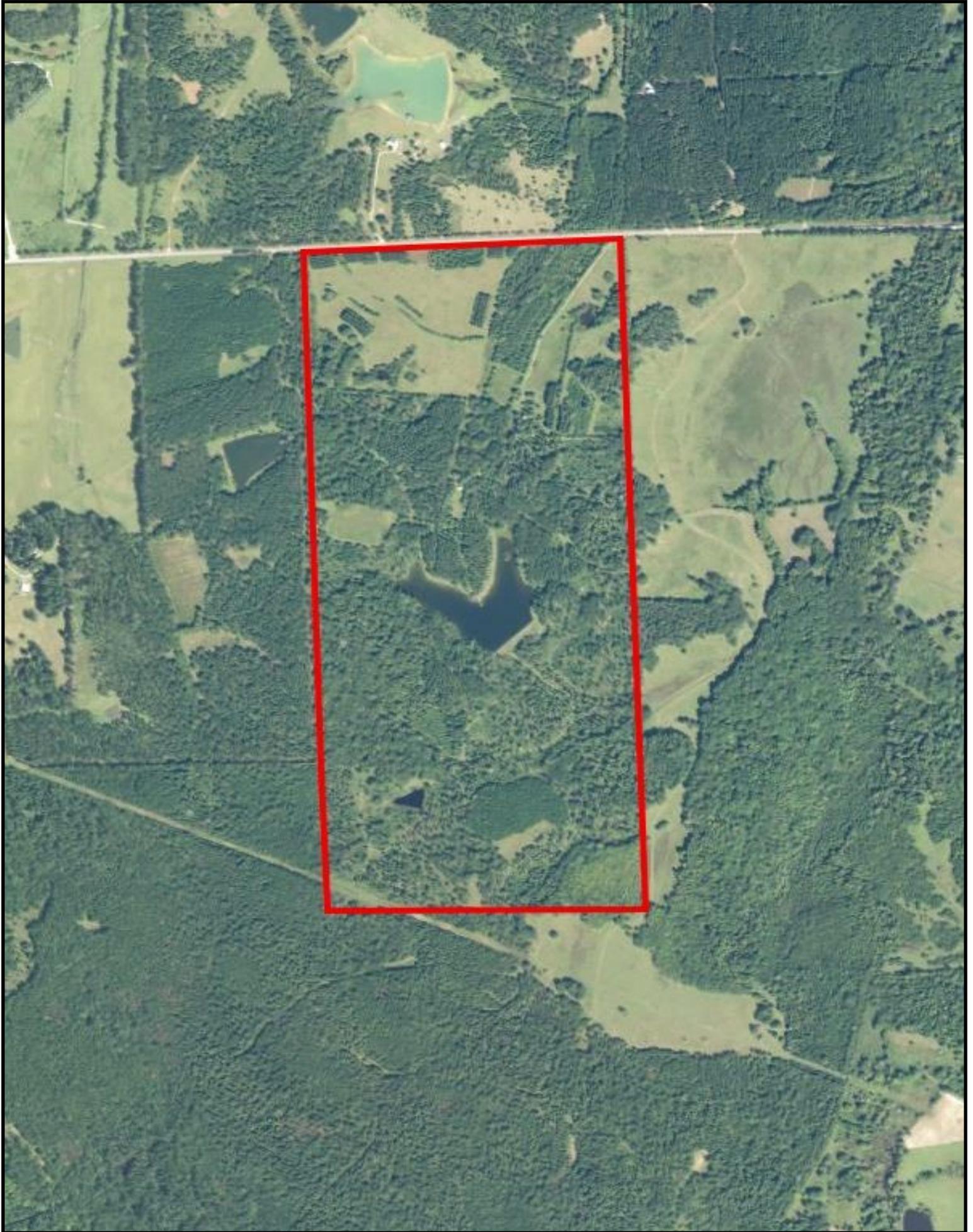




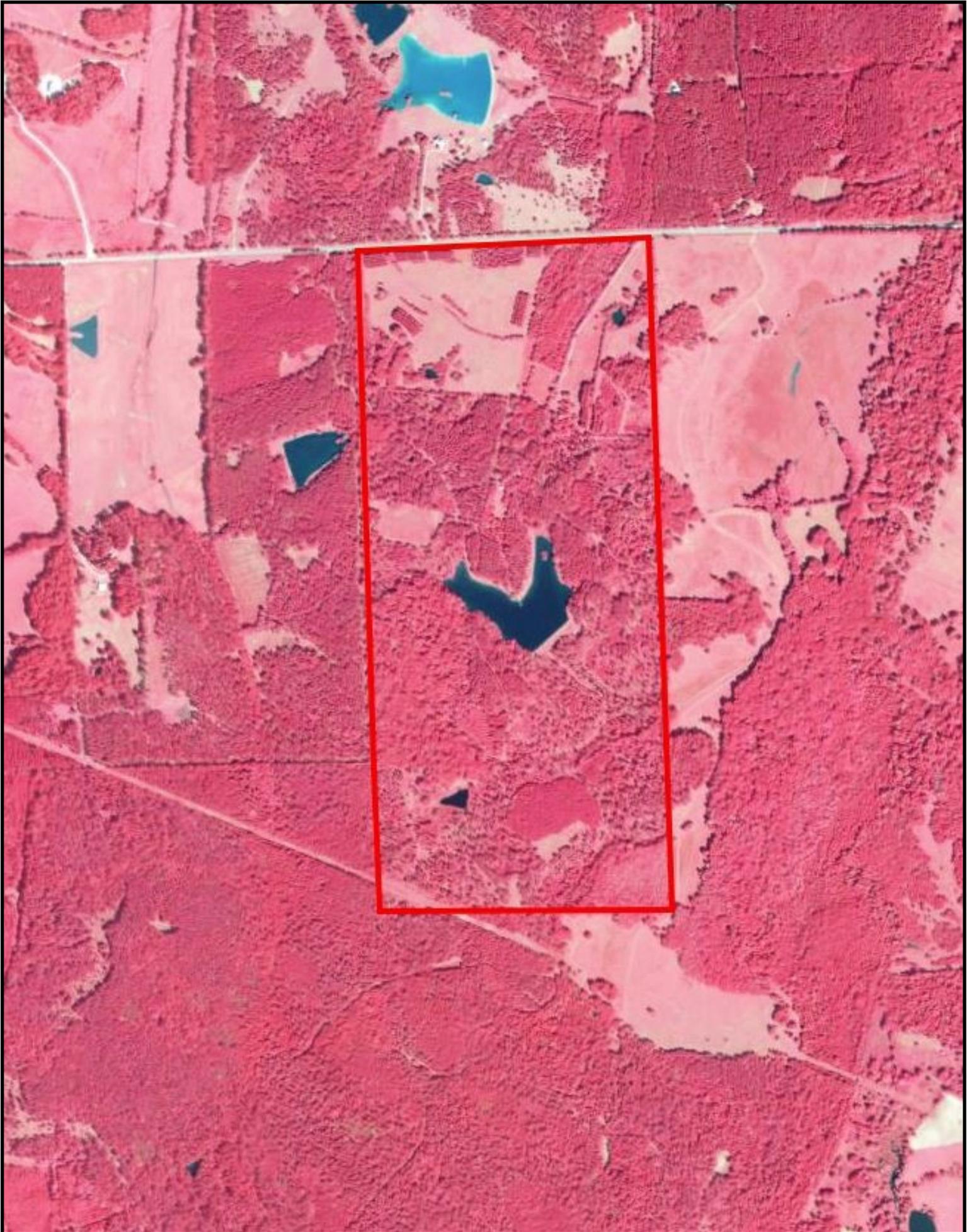
Topo Map



Aerial view of property



Color Infrared Aerial



Location Maps

