



John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

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Burke Property 1109 acres +/- Macon County on the Montgomery County Line



LOCATION: Montgomery/ Macon County Line in Macon County off Hwy 80, 4 miles east of Pike Road exit.

TERRAIN: Low hardwoods to gently rolling upward pine

LAND USE: Recreational, timberland and agricultural (There is also some clay dirt on the property)

PRICE: \$4,400,000

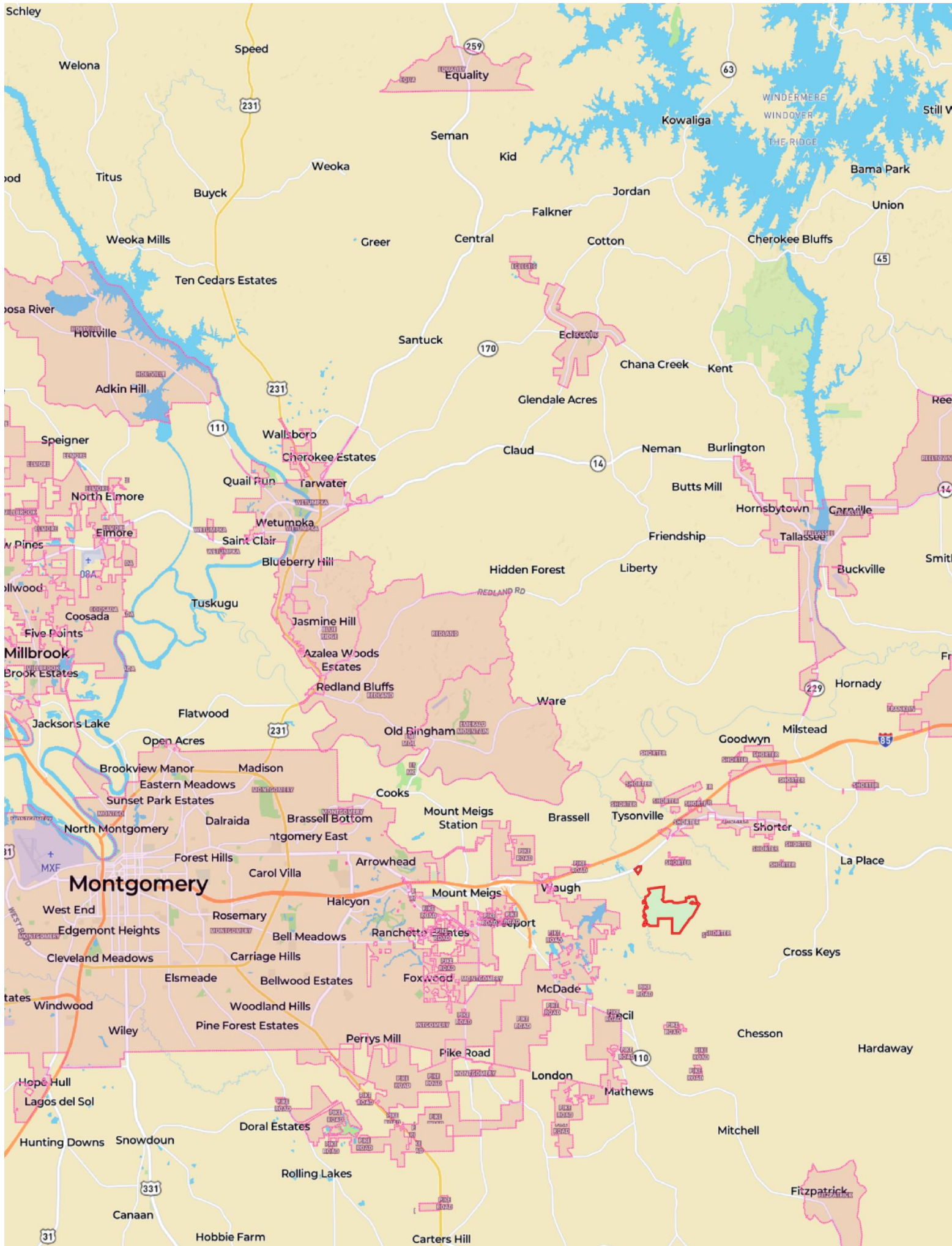
SIZE: 1,109 acres

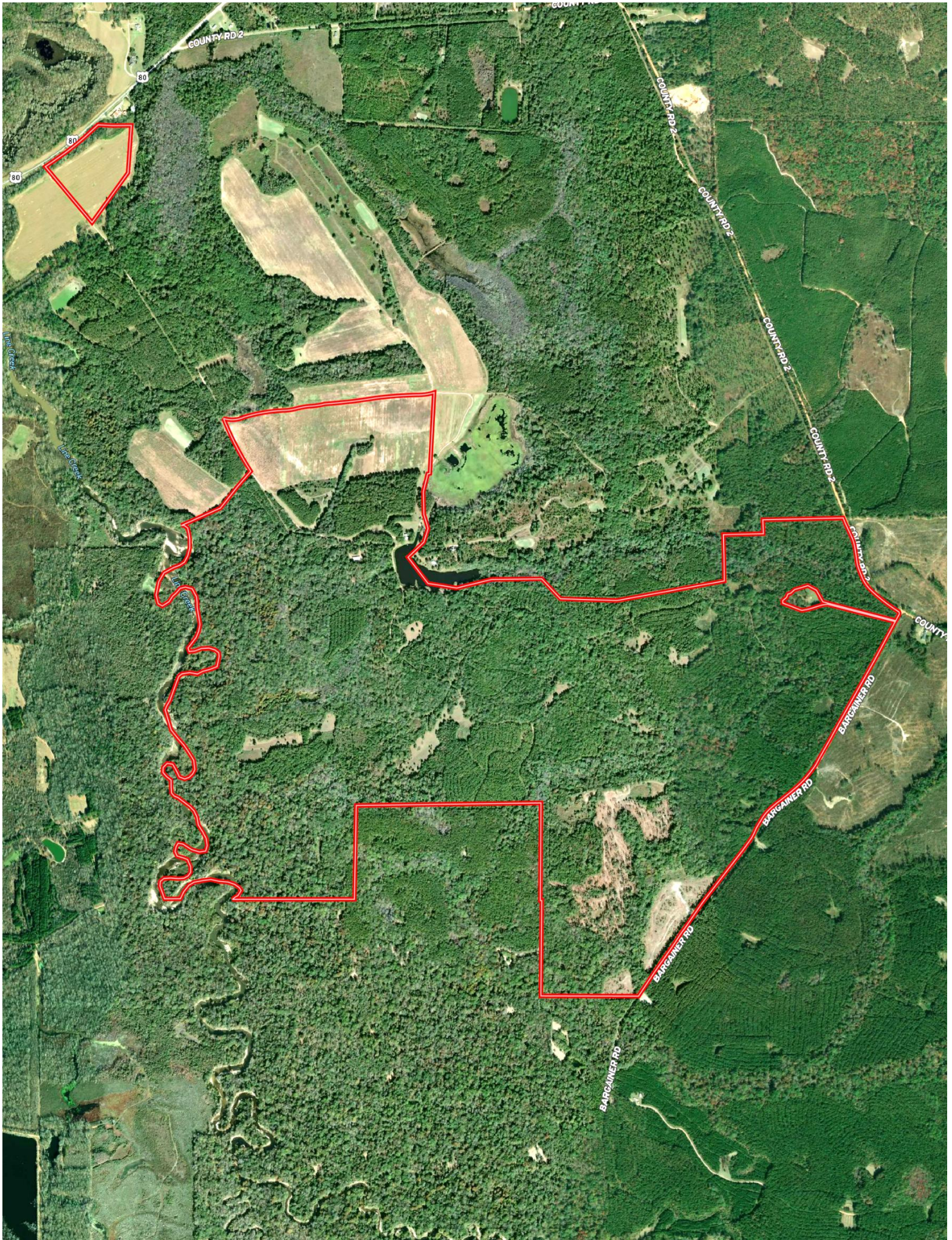
SPECIAL FEATURES: Very diverse tract of land that has been in the same family for 75 years until recently. It is back on the market, turnkey and ready to hunt tomorrow. This property is conveniently located just on the other side of the Creek from the Town of Pike Road. 105 acres of cropland. Property has a 2024 timber cruise with over \$1,000,000 in timber. Deer, turkey, duck, dove, geese, fishing. This property has it all! Start building memories. Road frontage on CR 2, Barganier Road and an entrance off Hwy 80. 20 miles from Montgomery, 30 miles from Auburn, 90 miles from Birmingham, 160 miles from the coast and 140 miles to Atlanta.

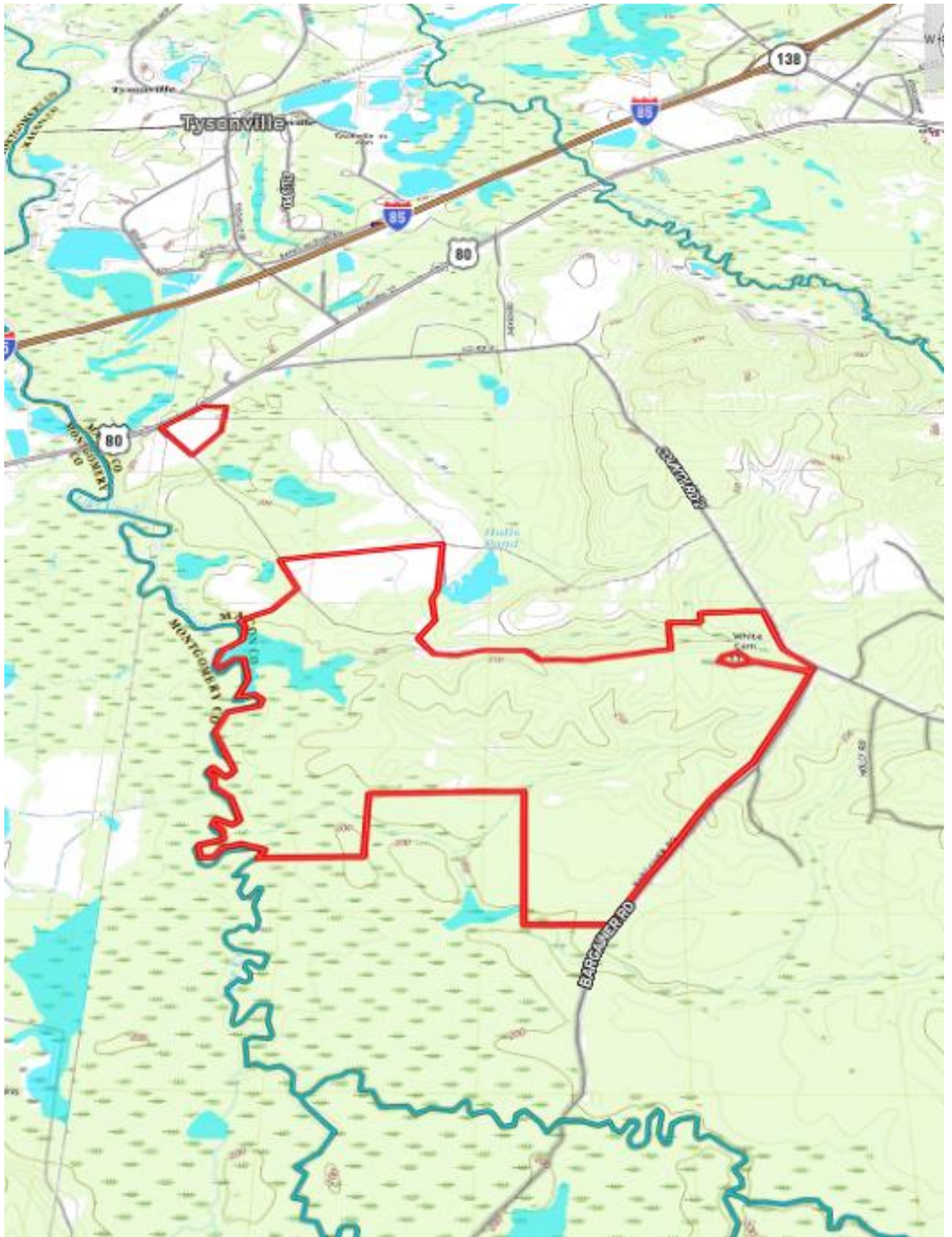
IMPROVEMENTS: 2BR/2Ba Cabin with front porch, screened porch and rear covered patio and cooking area, pier. There is also a toolshed, boxcar for storage, 3,040 SF pole barn with enclosed storage, good road system, 9 acre pond, dirt pit to maintain roads. Many deer stands and feeders throughout the property.

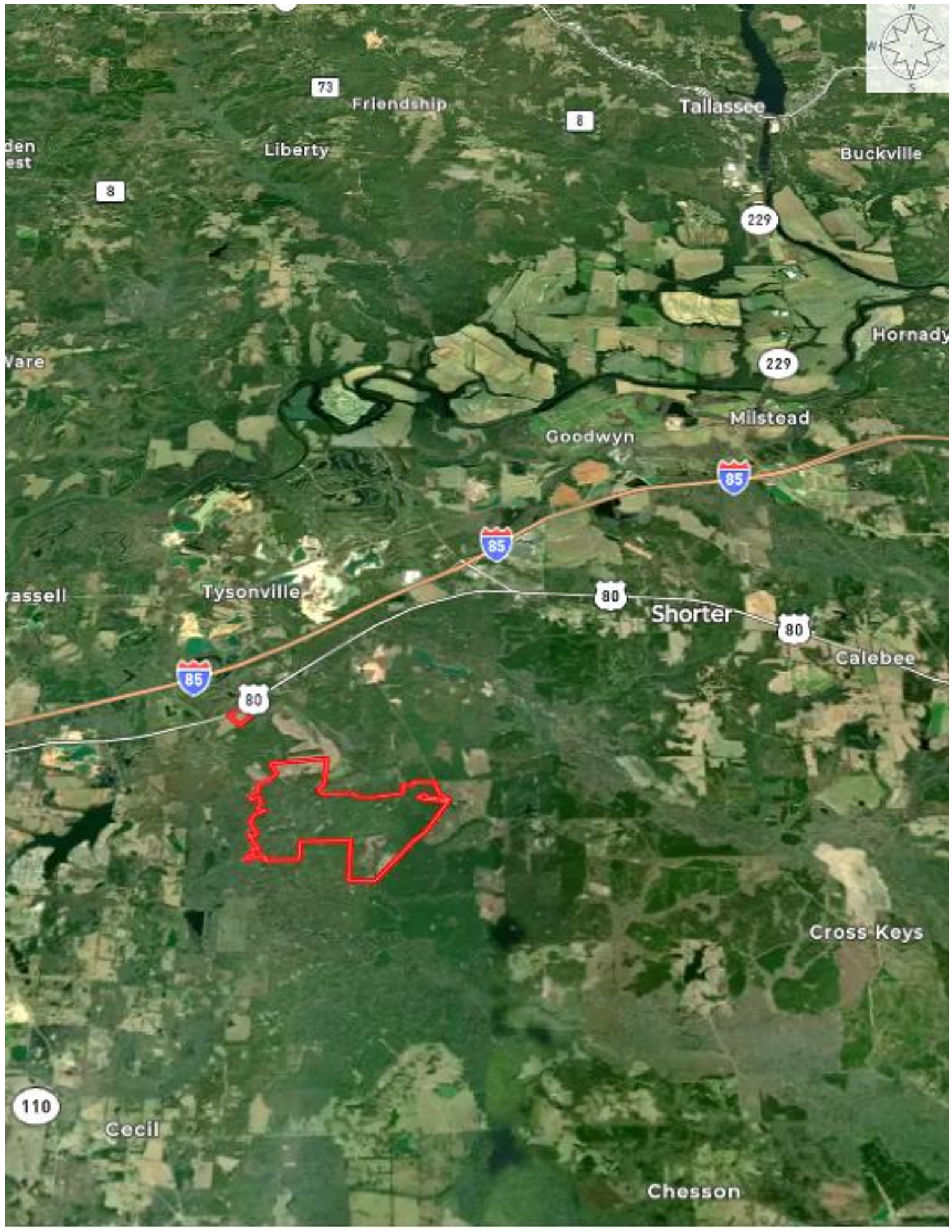
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73

Friendship

8

Tallassee

Buckville

den
est

Liberty

8

229

Vare

229

Hornady

Goodwyn

Milstead

85

85

rassell

Tysonville

80

Shorter

80

Calebee

85

80



Cross Keys

110

Cecill

Chesson

Tysonville

6307



Entrance off Hwy 80

63477 001

South Entrance

BARGAINER RD

