



**FOR SALE**  
**MONTGOMERY Co. ALABAMA**  
*80 OAKS*  
*Ranch*

**LOCATION:** Central Alabama, in Montgomery County approximately 5 miles south of the Montgomery City limits.

**SIZE:** 504+/- acres, plus a 6,387+/- sq/ft 5-bed, 6-bath house.

**TERRAIN:** Mostly flat with some slight rolling elevations with rich fertile Black Belt soils and 7 acre pond.

**LAND USE:** Excellent soil types for grazing cattle or horses and producing forage crops. Hunting recreation, Real Estate Investment .

**PRICE:** \$3,100,000

**AGENT:** Jerry Ingram 334-300-4273 [jerry@LandinAlabamaForSale.com](mailto:jerry@LandinAlabamaForSale.com)

**SPECIAL FEATURES:**

- Beautiful 6,387+/- sq/ft house, 5-bed, 6-bath, large porches, outdoor kitchen, pool, hot tub, Eclectic security gate, lawn irrigation system and many other extras.
- Fantastic views of property from house and well-kept landscaped grounds.
- Remolded old dairy barn, 3 large committee barns and grain bins.
- Excellent fenced and cross fenced pastures with livestock working area.
- 110+/- acres of pine and hardwood timber, 7+/- acre well stocked bass pond
- Excellent Black Belt hunting, good population's deer and turkeys, dove, quail and largemouth bass.
- Over ½ mile of paved road frontage on Snowdown Chambers Rd.

**DIRECTIONS:** From Eastern By-Pass take 231 south 6.5 miles to Trotman Rd. Turn right on Trotman Rd. and go 2.5 miles to Woodley Rd. Turn right on Woodley Rd. and go 1.25 miles to Snowdown Chambers Rd. Turn left on Snowdown Chambers Rd. property 1 mile on left.

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

**Black Belt Land & Realty 2809 8th Street Tuscaloosa, AL 35401 Mailing Address: PO Box 2383  
Tuscaloosa, AL 35403 Phone: 205-343-2110 Toll Free: 1-877-343-2110 Fax: 205-343-2144**

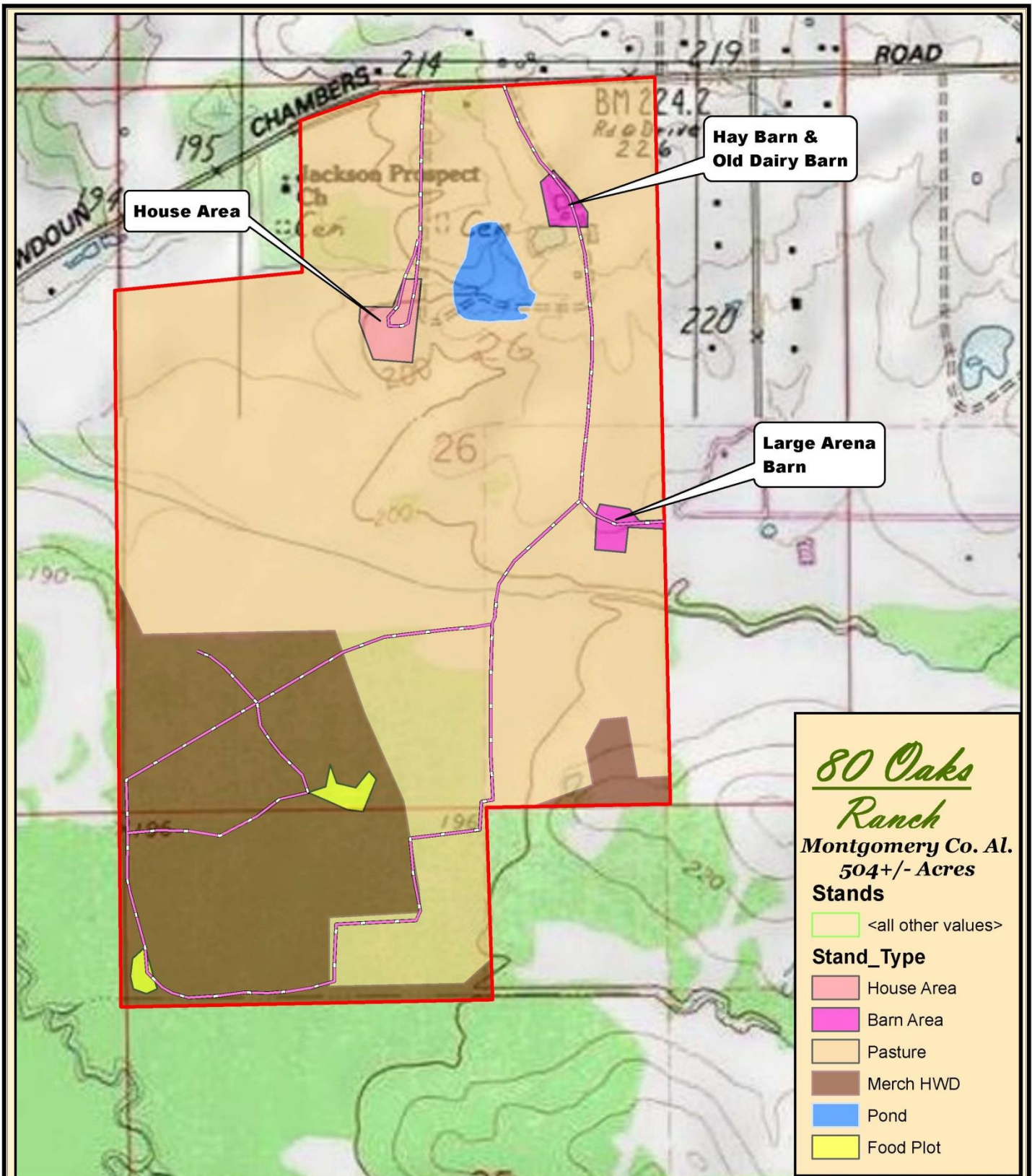


0 1.5 3 6 9 12 Miles

Map Prepared By Jerry Joe Ingram 334-300-4273  
[jerry@LandinAlabamaForSale.com](mailto:jerry@LandinAlabamaForSale.com)







0 0.125 0.25 0.5 0.75 1 Miles



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*Ranch*

Montgomery Co. AL  
504+/- Acres

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**Front View of House**



**Well Landscaped Grounds**





**View of Rear of House**



**View of The Back Yard From Upstairs**





**Front Foyer**



**Real Heart Pine Floors**





**Roomy Kitchen**



**Breakfast Area Off From Kitchen With Spectacular View of Farm**





**Formal Living Room**



**Formal Dining Room**





**Den With Double Doors that Lead to Patio and Pool**



**Study-Office Area**





**Large Master Bedroom**



**Spacious Master Bathroom**





**View of Hay Barn, Refurbished Dairy Barn and Old Silo**



**Large Arena Barn**





**View of Pasture**



**View of Pasture with small Livestock Water Pond**