



## FOR SALE

### *Panther Creek Plantation*

**LOCATION:** Central Alabama in Lowndes Co. between Montgomery and Selma south of US. HWY-80.

**SIZE:** 1,026+/- Acres (Main Lodge, 1.5 story Custom Log Construction, 4,135+/- sq/ft, 6-bed, 3.5 Bath) (Joining Guest Lodge, 1 story custom log construction, 1,674+/- sq/ft, 4-bed, 2 Jack & Jill baths) (1,954+/- sq/ft of covered porches and 205+/- ft of open deck area) Late model 3-bed, 2-bath, log siding Double trailer, 1,709+/- sq/ft and 41/ft X36/ft shop with skinning area and an enclosed shipping container for storage.

**TERRAIN:** Level to slightly rolling. Elevation range from 200/ft in the upper elevation to 140/ft along Panther Creek. Soil types in upper elevations consists of Bama sandy loam, Brantley sandy loam and Freest sandy loam. This area is well suited for upland pines, hardwoods, pasture and cropland and is mostly composed of planted pines with some hardwoods in drains, open pasture and some crop land. Soil types in lower elevations consists mainly of Leeper silty clay. This area is well suited for bottomland hardwoods and cropland and is composed of old growth bottomland hardwoods, cropland and a USDA Riparian Buffer CRP Hardwood Tree Program.

**LAND USE:** Hunting recreation, primary residence, agriculture production, timber and real estate investment

**PRICE:** \$2,890,000 (\$2,816 per acre)

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

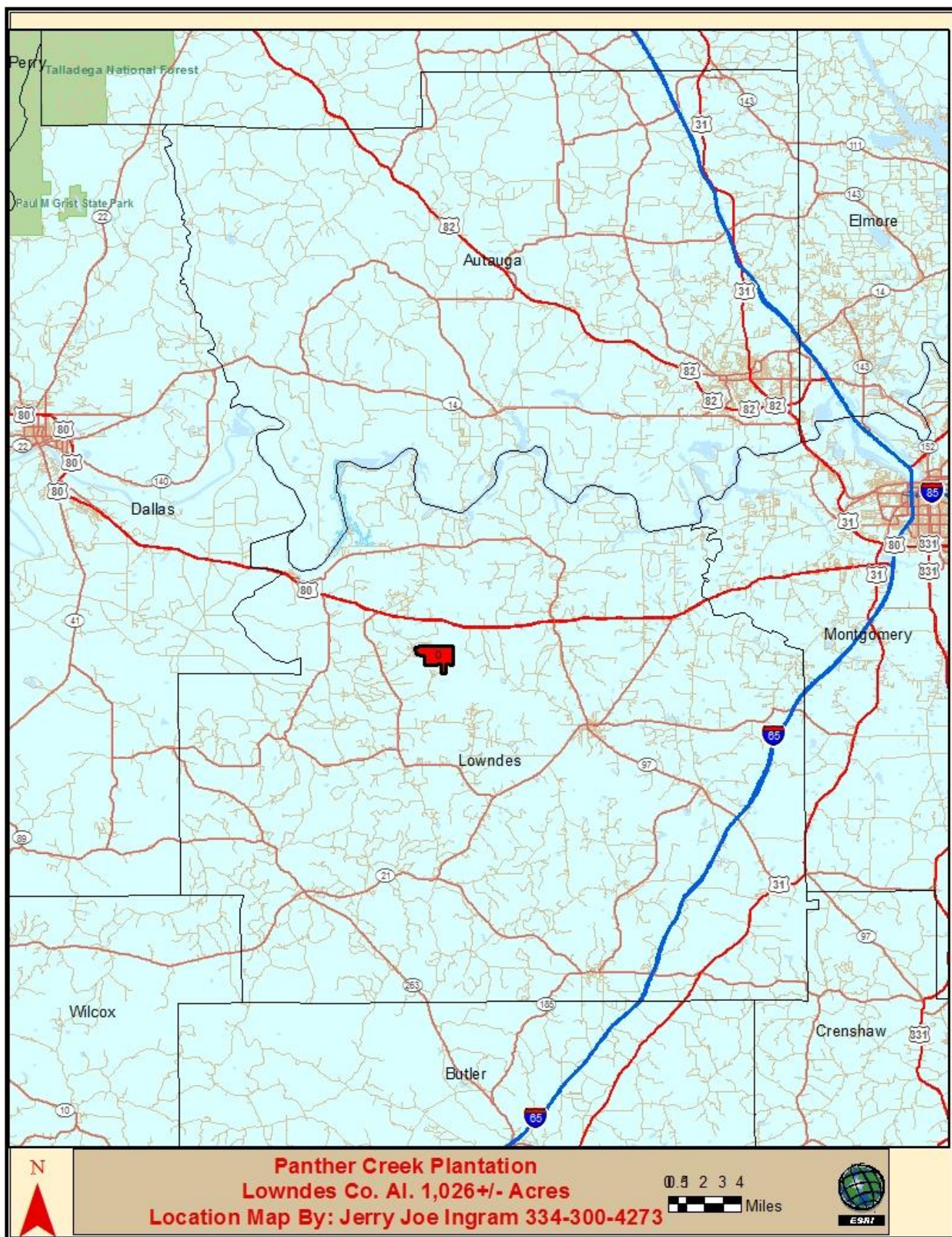
#### **SPECIAL FEATURES:**

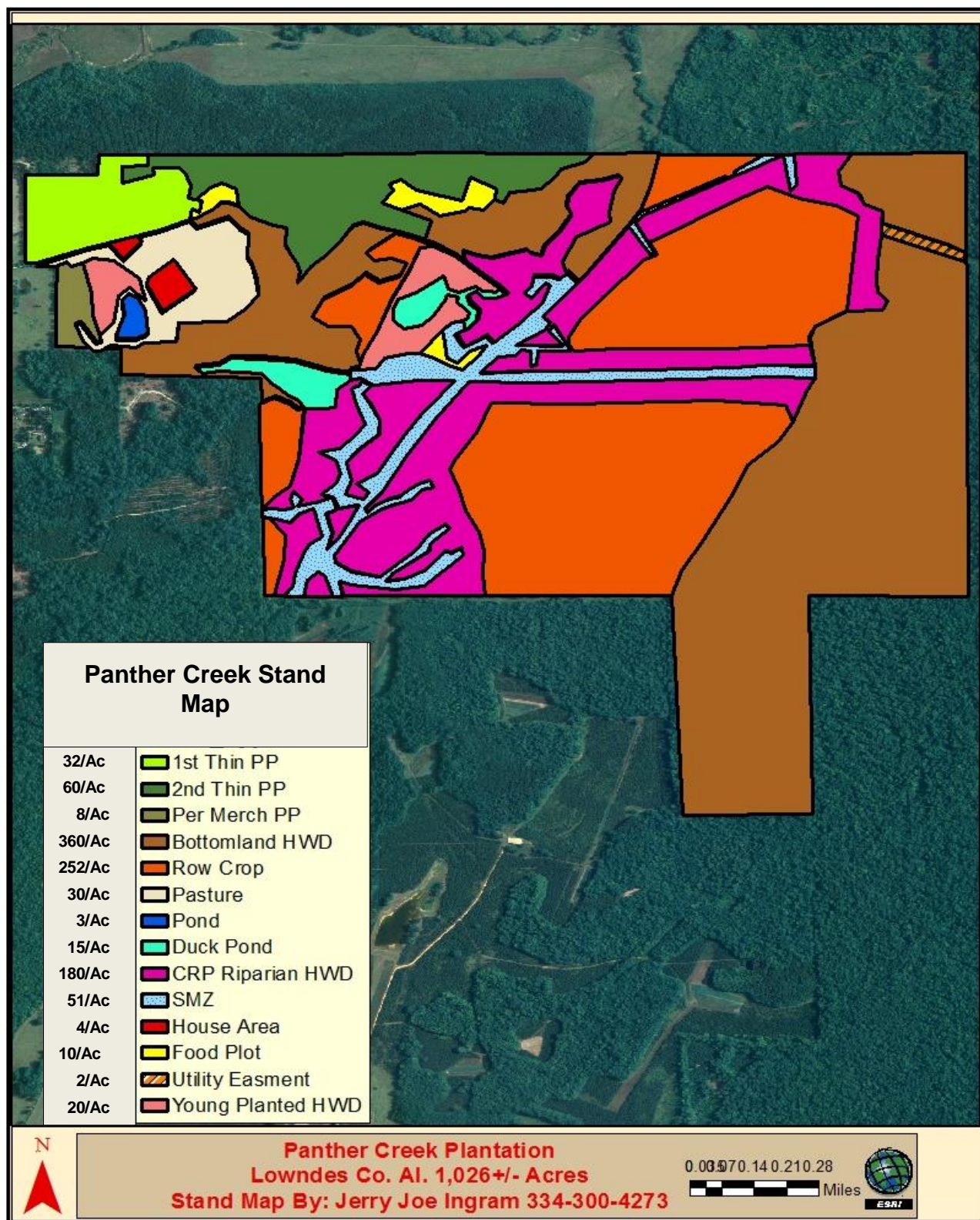
- Custom built log lodge with large den with vaulted ceiling and stone masonry fire place, roomy kitchen with Viking stove top and large counter top island, covered breezeway leads to the joining guest log lodge for a combined total of 5,809+/- sq/ft, 10-bedrooms and 6.5 baths, plus a log siding 3-bed 2-bath doublewide.
- Excellent stands of timber growing on high soil site index ranging from upland pines to old growth bottom land hardwoods.
- Highly productive Black Belt soils that are some of the highest productive cropland soils in Alabama, with potential for cash crop rents.
- Secluded, property is access by a deeded easement all weather gravel road and surrounded by large responsible land owners. Good internal roads and nice shooting houses make for an enjoyable hunting experience.
- Income producing USDA Riparian Buffer CRP Hardwood Tree Program along Panther Creek.

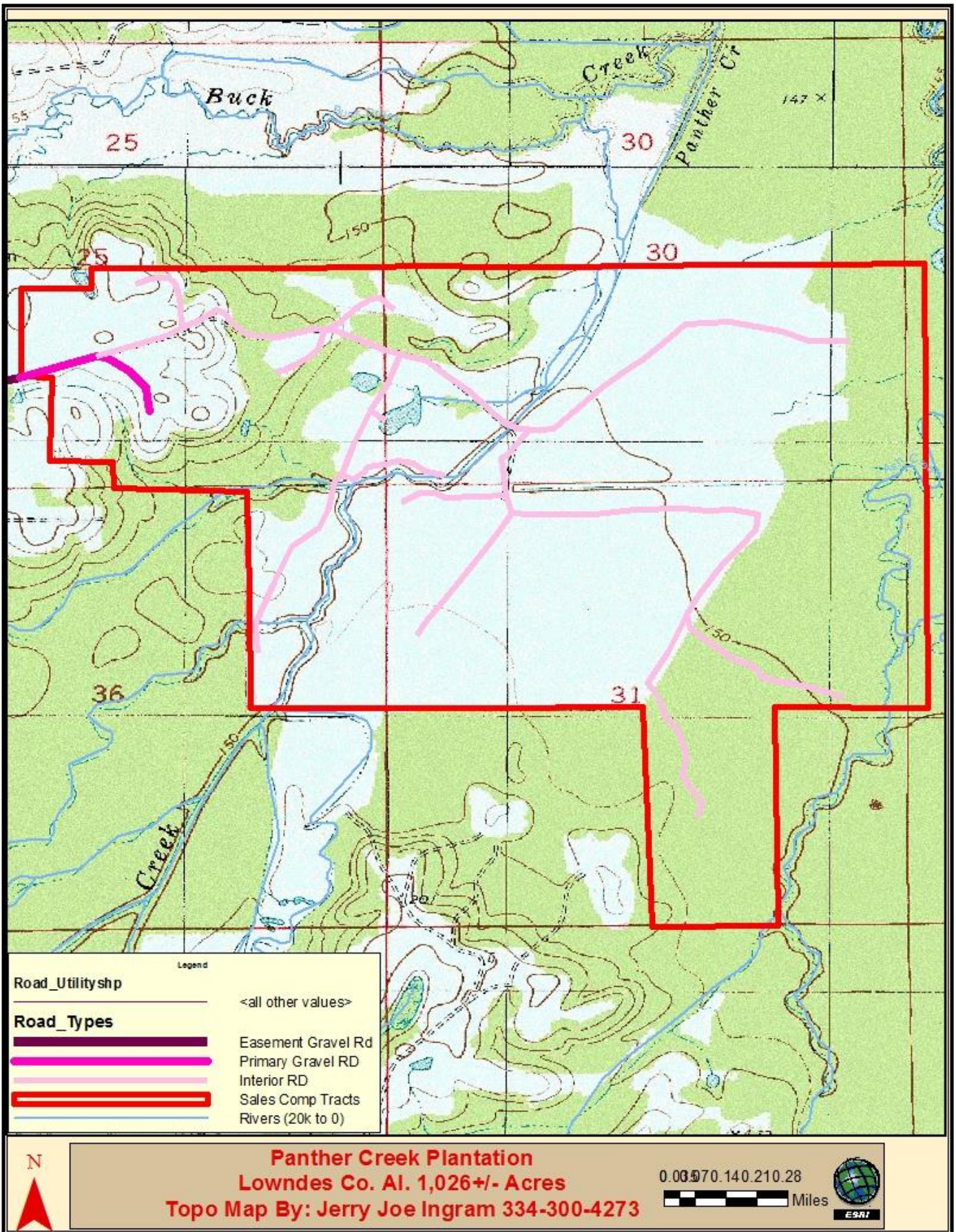
*Panther Creek Plantation* is located in Alabama's Black Belt Soil Region along the Big Swamp Creek drain basin. Big Swamp Creek consists of thousands of acres of bottomland hardwoods and very productive farm land and is considered to host some of the best trophy deer and turkey hunting in the Southeast. As you ride through *Panther Creek Plantation* you see a very diverse wildlife habitat from upland pines that is great habitat for quail, thick young hardwoods along Panther Creek for bedding, duck impoundments and Tupelo Gum bottoms for water fowl, large open agriculture fields provide for great wing shooting opportunities and a bounty of resources for wildlife and beautiful bottomland hardwoods provide a great source for mast bearing trees for maximum wildlife growth. The ammonites at *Panther Creek Plantation* are truly world class and are the epitome of Southern Hospitality. Call for your personally guided tour today.

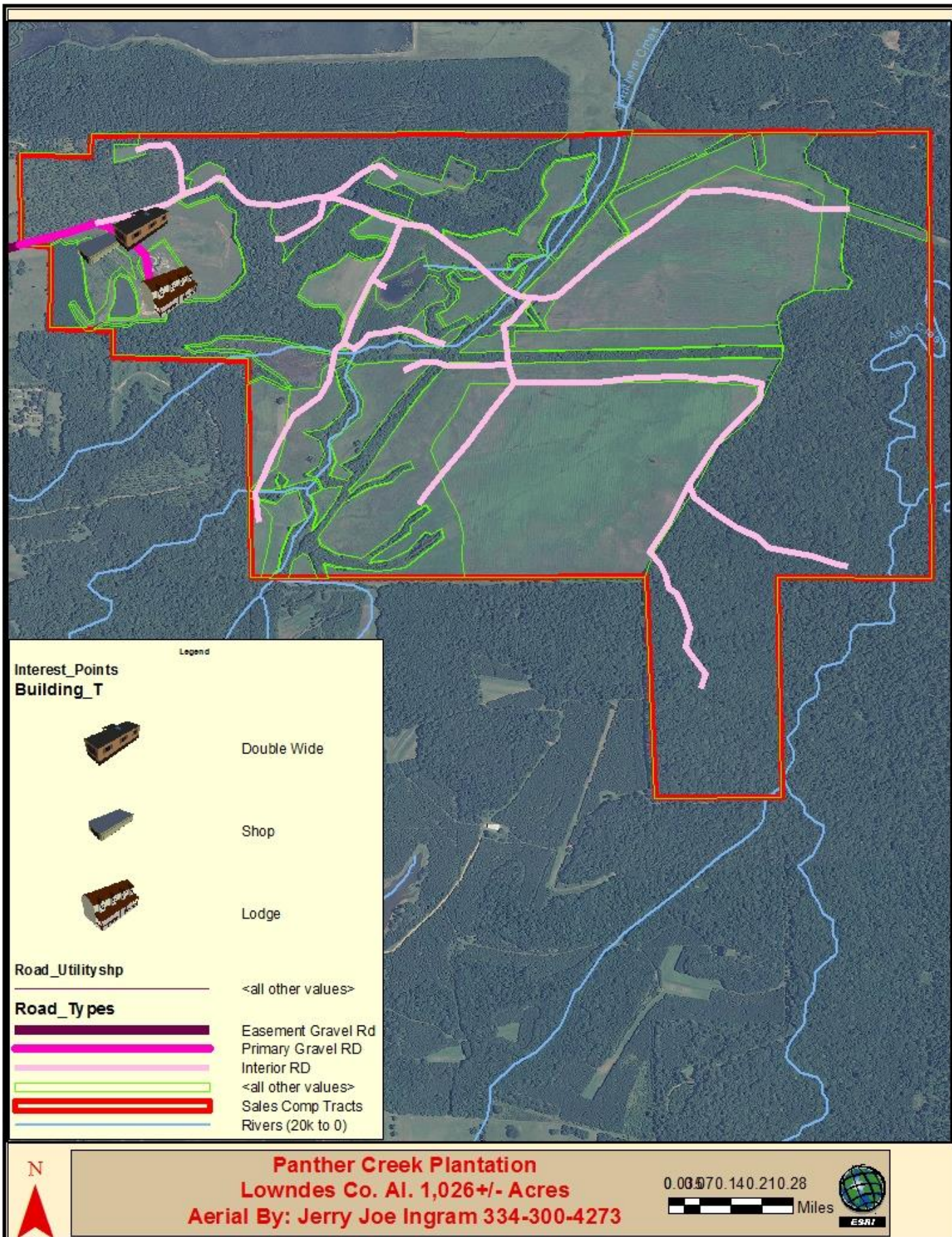
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**Black Belt Land & Realty 2809 8th Street Tuscaloosa, AL 35401 Mailing Address: PO Box 2383  
Tuscaloosa, AL 35403 Phone: 205-343-2110 Toll Free: 1-877-343-2110 Fax: 205-343-2144**











Front View of Lodge. The main lodge is on the right and the guest lodge is on the left for a total of over 5,800+/- sq/ft



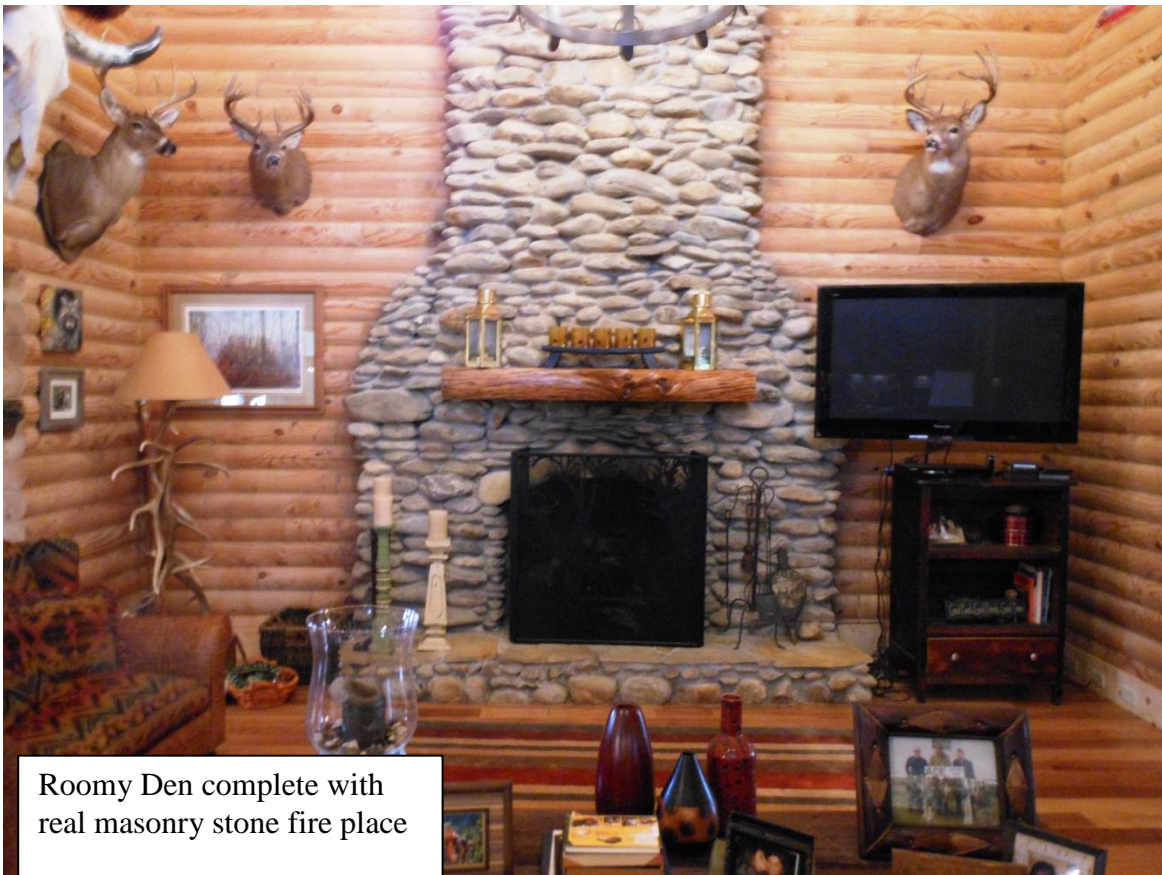
Rear view of lodge. Notice the quality construction and the architectural shingles.



Rear view of lodge from the patio area complete with a fire pit.



Over 1,900sq/ft of porches to enjoy the outdoors



Roomy Den complete with  
real masonry stone fire place



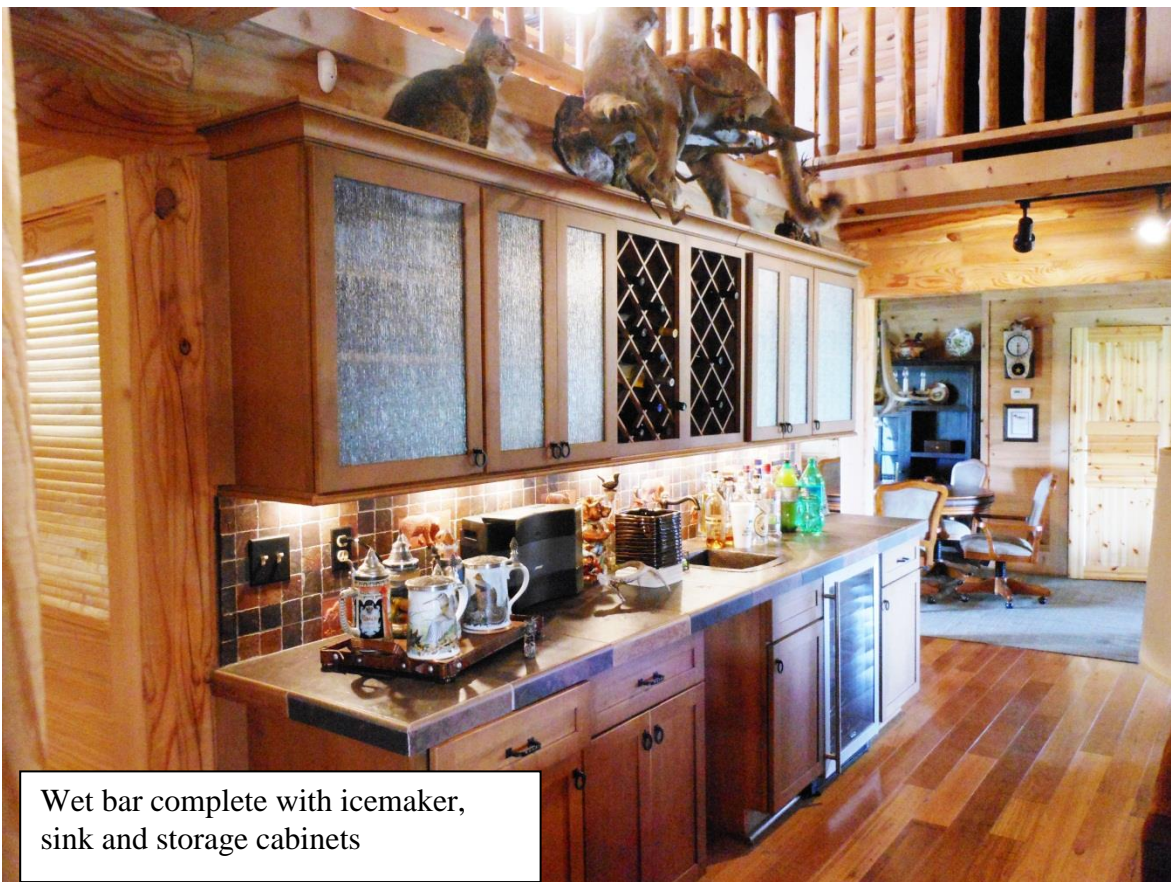
View of den from upstairs  
balcony



Large efficient kitchen with quality appliances, lots of counter space and quality cabinets



View of kitchen from dining area



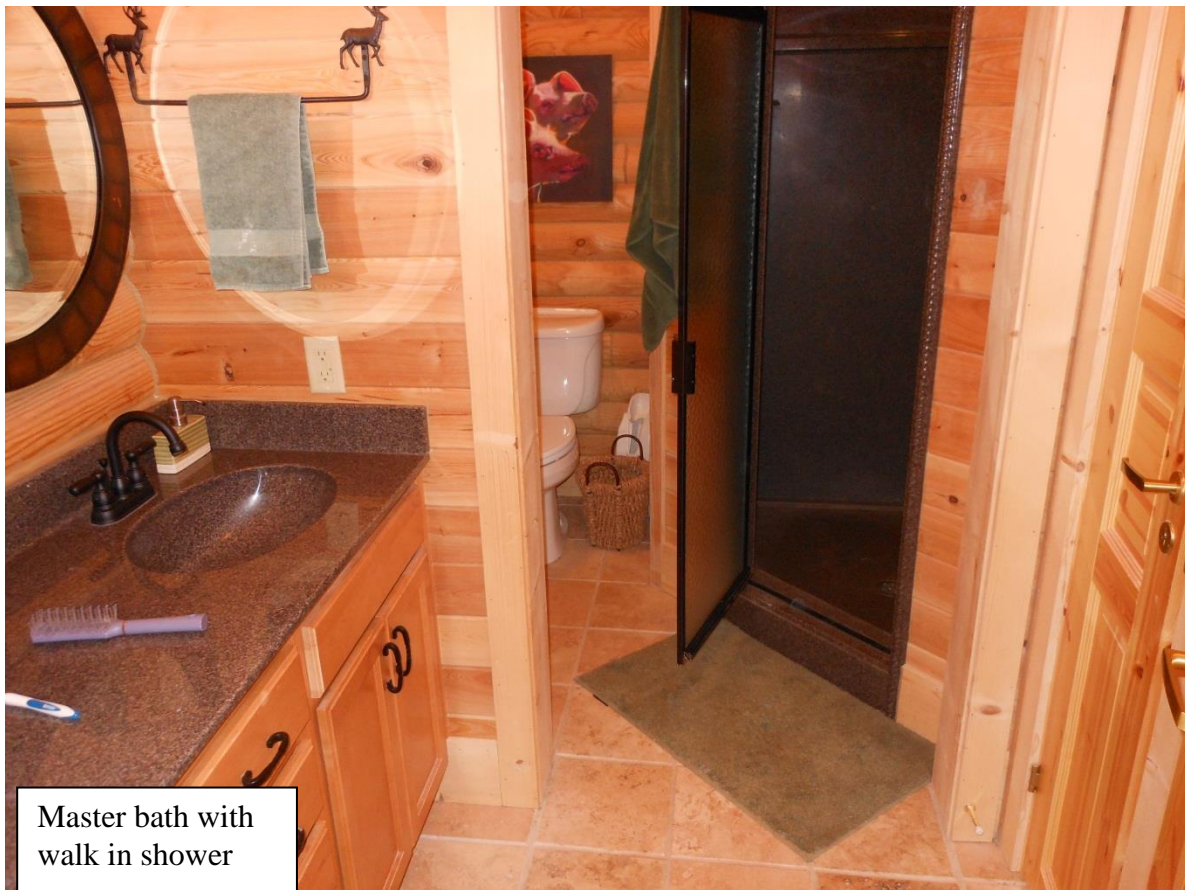
Wet bar complete with icemaker,  
sink and storage cabinets



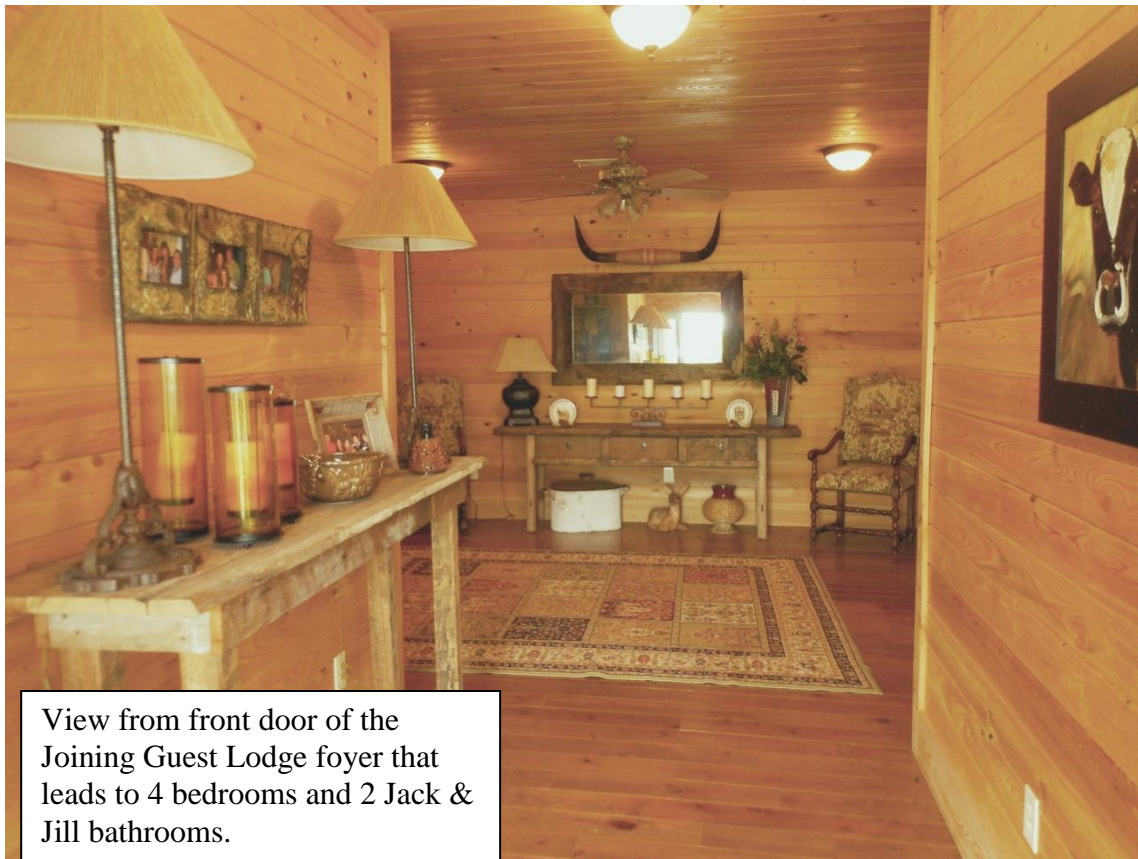
View of upstairs balcony that  
leads to 5 bedrooms.



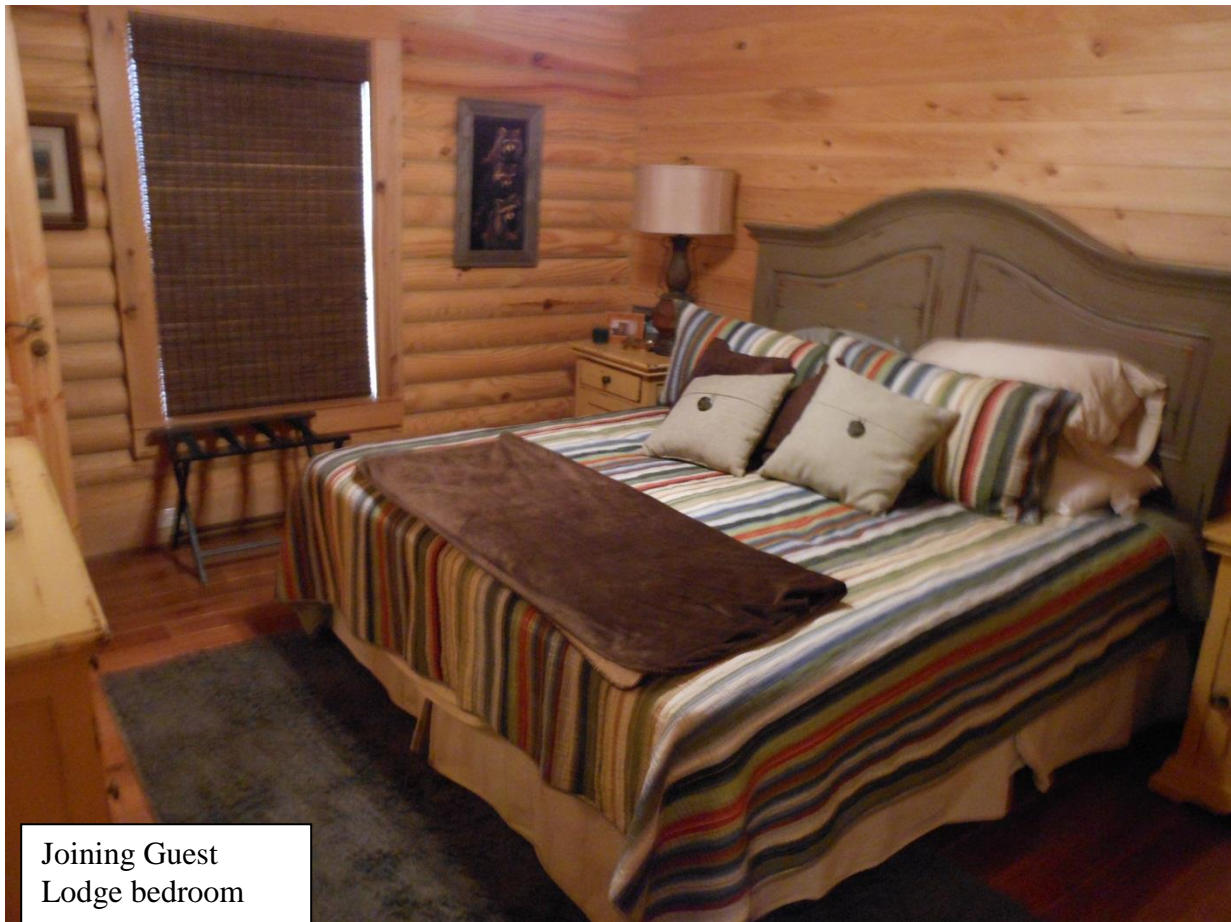
Large master  
bedroom



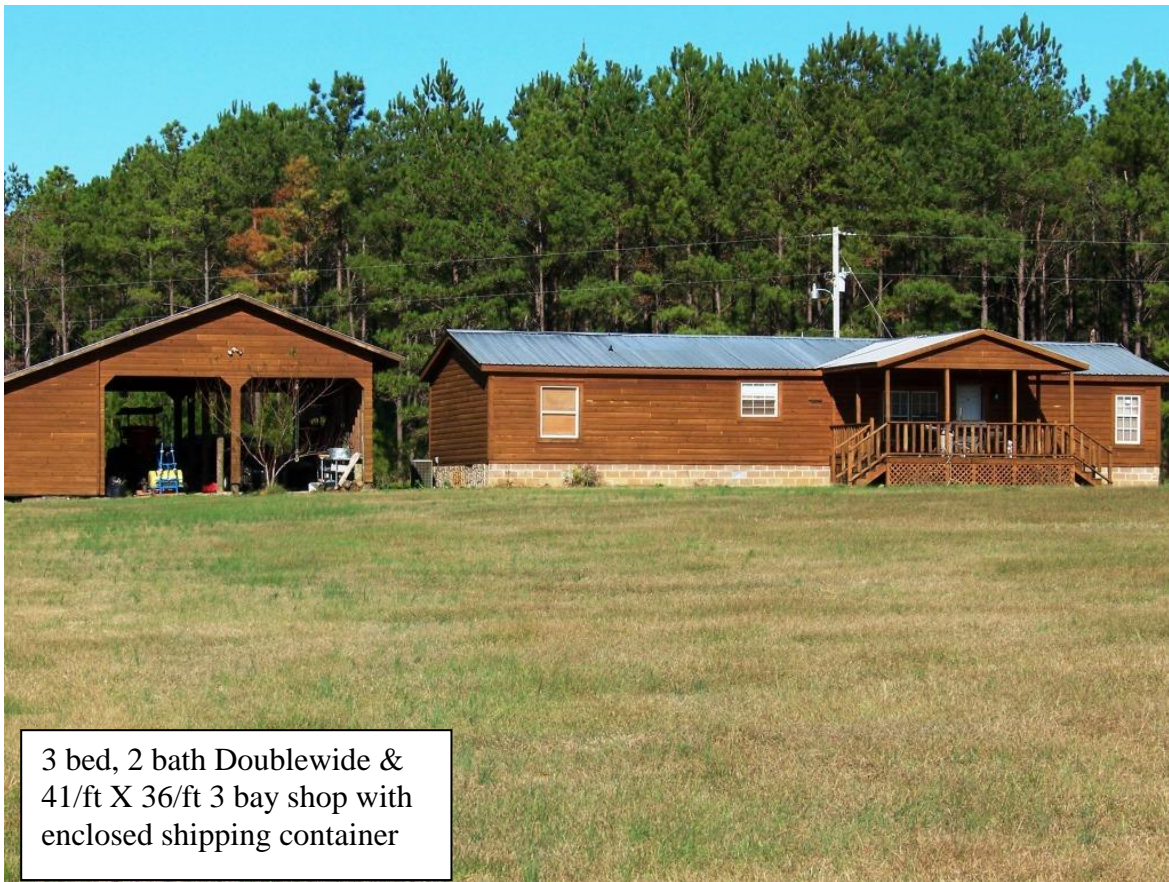
Master bath with  
walk in shower



View from front door of the Joining Guest Lodge foyer that leads to 4 bedrooms and 2 Jack & Jill bathrooms.



Joining Guest Lodge bedroom



3 bed, 2 bath Doublewide &  
41/ft X 36/ft 3 bay shop with  
enclosed shipping container



Nice 3+/- acre  
bass lake



252+/- acres of rich Black Belt Row Crop Fields



Cropland is a great resource for wildlife and possible income stream.



360+/- acres of beautiful Old Growth Bottomland Hardwoods



Large mast bearing trees provide an excellent food resource for wildlife





Tupelo Gum Bottom adds  
to the water fowl habitat



Large open wildlife  
food plots



Excellent stand of young  
planted hardwoods



Young Planted Pines