



Pecan Farm in Hurtsboro, Alabama Fact Sheet

Price: \$1,699,000.00

Acreage: +/-115 Acres- Property has barbed wire fencing around boundaries.

Property Location/ Access: Located in west Russell County, AL on AL Hwy 26 and Shady Grove Road. Property is a portion of Sections 26 and 35, TWP 15N, RNG 26E.

Travel Mileage: Auburn- 24 miles; Columbus, GA- 34 miles; Eufaula- 35 miles; Montgomery- 65 miles; Atlanta, GA- 120 miles

Property Type: Productive Pecan Farm with caretaker home, processing facility and retail shop. Orchard is watered with an underground irrigation system.

Land Cover: Pecan Orchard (containing +/-2,863 trees) and 5 acre Pond. Improved Pecan Varieties include Elliot, Cape Fear, Desirables and Stuarts.

Utilities: Electricity and County Water. A drilled well supplies water to the pond when irrigation needs impact the pond level.

Equipment: Most, Fixed Equipment stays with the property and is calculated into the asking price. Other Equipment can be included and negotiated on separately.



Buildings and Improvements

Main House: 4 BR/3 BA, +/-2,520 sq. ft., Central Electric Heating and Cooling. House has brick and cement board siding. The eaves are wrapped in vinyl or aluminum and the house has a metal roof. House has a fireplace. The master suite was added +/-15 years ago and has a mini-split unit for heating and cooling.

Cleaning Plant/ Shop: +/-3,750 sq. ft. enclosed with large, roll-up bay doors at each end.

+/-2,625 sq. ft. covered, lean-to side. +/-2,500 sq. ft. covered back with concrete floor. Cleaning plant is contained under roof.

Retail Store (aka: The Nut House): +/-1,920 sq. ft., mini-split heated and cooled. Contains a kitchen, cracking, shelling and sorting equipment. A propane fired syrup cooker sits under the patio roof. +/-1,800 sq. ft. covered area, open on sides, connected to the back side of the retail store.

Meat Smoker: A permanent and well-built smoker for cooking meats sits just outside of the retail store.

Chemical Storage: +/-100 sq. ft. brick storage building that is separate from other structures.

Pump House: +/-200 sq. foot with a metal roof. Situated at the base of the pond dam. Contains top-of-the-line irrigation pumps and controls. Has feed lines to inject liquid fertilizer into the water lines from storage tanks on top of the dam.