



## Pecan Farm in Hurtsboro, Alabama Fact Sheet

**Price:** \$1,400,000.00

**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:** Well Maintained Pecan Farm with caretaker home, processing facility and retail shop. Orchard is watered with an underground irrigation system.

**Land Cover:** Pecan Orchard (+/-2,863 trees) and 5 acre Pond. Improved Pecan Varieties include Elliots, Cape Fears, 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.