



LAND · TIMBER · RECREATION

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# UCHEE 236

236± Acres | *Russell County, Alabama*

TURNKEY TIMBER · HUNTING · HOMESITES · WATER

OFFERED AT

**\$1,534,000**

Offered Exclusively by TrueSouth Properties | Sam Tate, R.F. | (334) 734-2059

THE PROPERTY

# A Turnkey Recreational & Timber Tract in Historic Uchee

Uchee 236 is a well-managed, all-purpose Alabama land tract offering the rare combination buyers look for and seldom find in one place: **merchantable pine timber, mature hardwood drains, multiple ponds, established food plots, an interior road network, and ready building sites** — all behind a gated entrance off N Uchee Road.

The terrain rolls gently across the 400–500 ft elevation range, giving the property long internal views, well-drained ridges for homesites and camps, and lower hardwood draws that hold water and funnel game. Years of careful stewardship show in the open, park-like pine understory and the maintained greenfields scattered across the tract.

Best of all, the land conveys **turnkey** — the tractor, implements, ATV, jon boat, camper, and management equipment all stay, so a new owner can take over the gate and keep right on managing, hunting, and enjoying from day one.

## QUICK FACTS

ACREAGE

236± acres

LOCATION

Uchee, Russell County, AL

ACCESS

Frontage on N Uchee Road

UTILITIES

Power along road frontage

WATER

Multiple ponds + drains

TIMBER

Planted pine & hardwood

TOPOGRAPHY

Rolling, 400–500 ft

IMPROVEMENTS

Roads, food plots, blind, shed

Turnkey equipment package included — see back page

## PROPERTY HIGHLIGHTS

- ◆ Merchantable planted pine across multiple stands
- ◆ Mature hardwood draws and creek bottoms
- ◆ Larger interior pond plus smaller ponds
- ◆ Established greenfields & food plots
- ◆ Maintained interior road & trail system
- ◆ Identified ridge-top homesites & camp sites
- ◆ Box blind and feeder in place
- ◆ Strong deer & Eastern wild turkey population
- ◆ Power available along N Uchee Road frontage
- ◆ Private, gated — convenient to Phenix City & Columbus, GA



# A Look Across the Tract



**TIMBER**  
Mature, park-like pine stands



**WATER**  
Interior pond



**HABITAT**  
Established food plots



**HUNTING**  
Box blind & feeder set



**TERRAIN**  
Mature hardwood draws

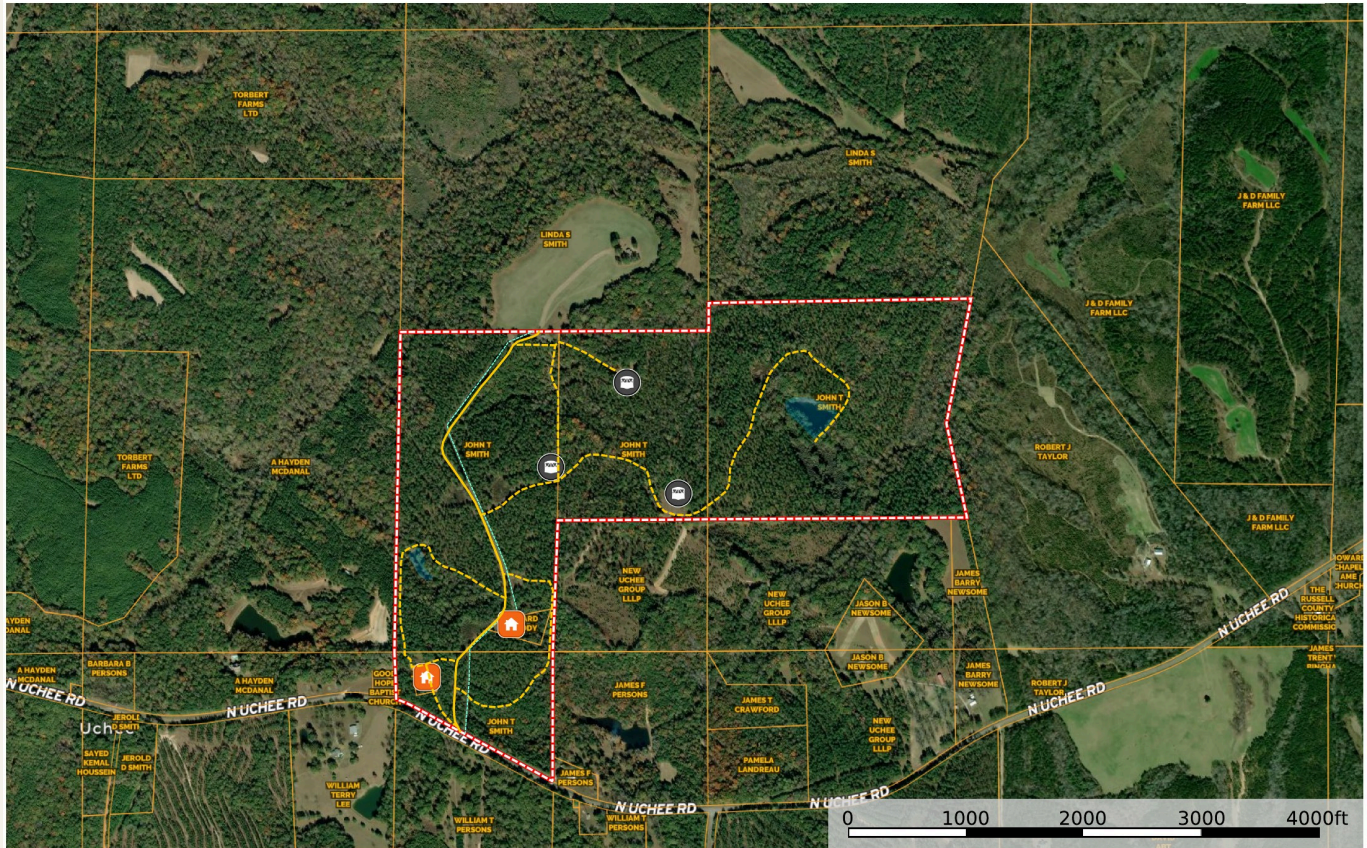


**HOMESITE**  
Open, shaded building areas

# Aerial & Boundary

## Aerial Boundary 236± ACRES

UCHEE 236  
Alabama, AC +/-



🏠 Homesites   
 🌿 Greenfields   
 ⚡ Power Line   
 --- Secondary Road   
 --- Primary Road   
 🌊 Pond (s)   
 - - - - Boundary

**id.** The information contained herein was obtained from sources deemed to be reliable. Land ID Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Red dashed line denotes the approximate boundary. Icons mark identified homesites, greenfields, and ponds, with the interior primary (30') and secondary road network shown in yellow. Frontage runs along N Uchee Road at the south. A recorded ingress/egress easement provides access across the tract for the adjoining landowner to the north.

### WHAT YOU'RE SEEING

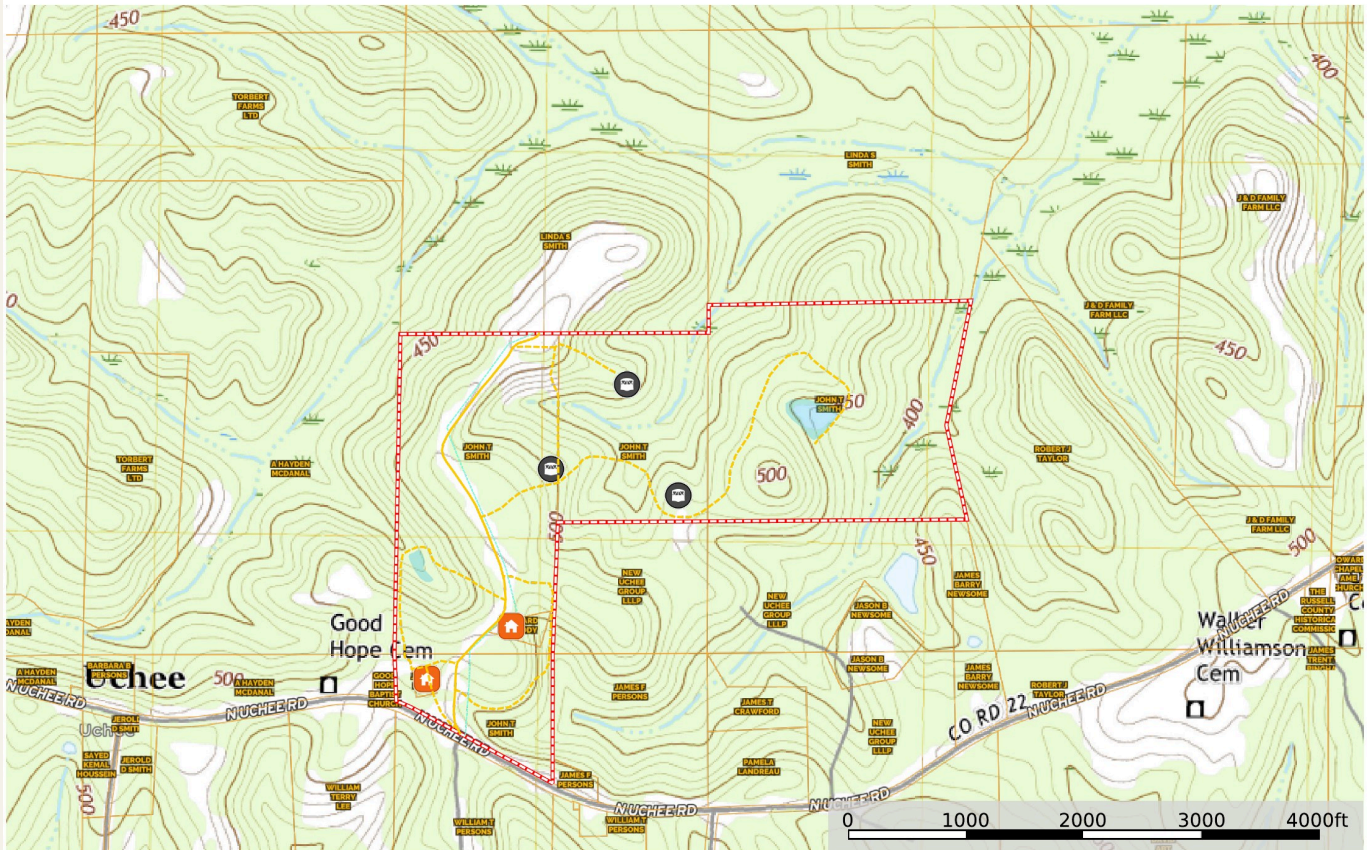
- ◆ Gated road frontage along N Uchee Road
- ◆ Greenfields and food plots throughout
- ◆ Larger pond on the east side of the tract
- ◆ Interior road system reaching all corners
- ◆ Two identified homesites near the frontage
- ◆ Power line following the road frontage

Map for illustration only — acreage and boundaries are approximate and should be independently verified by buyer.

# Topography

**Topographic** 400–500 FT ELEVATION

UCHEE 236  
Alabama, AC +/-



■ Homesites   
 ■ Greenfields   
 --- Power Line   
 --- Secondary Road   
 --- Primary Road   
 ■ Pond (s)   
 --- Boundary

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Gently rolling topography with well-drained ridges ideal for homesites and camps, and lower hardwood drainages that hold water and concentrate wildlife. Property sits near the Good Hope community along N Uchee Road.

## READING THE LAND

- ◆ Elevations range roughly 400–500 ft
- ◆ Broad ridge tops for building & camp sites
- ◆ Defined draws and drainages hold water
- ◆ Gentle grades — easy interior access
- ◆ Natural funnels and edges for hunting
- ◆ Varied terrain across the full 236± acres

*Topographic lines are approximate and provided for general reference only.*

# Turnkey Equipment Package

## ALL ITEMS CONVEY

- Kubota L4740 Cab Tractor — 140 hrs
- Kubota LA1055 Front-End Loader
- Land Pride RCR 1872 Rotary Cutter
- Front-End Grapple
- Fimco 45-Gallon Boomless Sprayer
- 25-Gallon Sprayer
- LMC Poly Spreader (680 lb)
- Box Blade
- Small Camper (at eastern pond)
- 10' Alumacraft Jon Boat
- 1996 Honda Foreman ATV
- Portable Storage Shed (north line) w/ all contents

*All listed items convey with the sale of the property.*



## READY FROM DAY ONE

Mowers, sprayers, spreader, grapple and box blade mean food plots and roads stay maintained. The camper, jon boat and ATV turn a weekend on the land into camp the moment you take title.

SCHEDULE A PRIVATE SHOWING

**Sam Tate, R.F.**

REGISTERED FORESTER & LICENSED LAND AGENT · TRUESOUTH PROPERTIES

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