



Duck/Deer Recreational Estate For Sale

- One of the best duck hunting places in Alabama with known annual harvest of hundreds of ducks with only one waterfowl hunting pit and fish pond.
- Owner financing available with very low interest
- Perfect building site with scenic view of back waters of Gunterville Lake on North Sauty Waterfowl Refuge near Scottsboro, AL and mountain view of Blowing Wind Cave National Wildlife Refuge
- Borders North Sauty Refuge on two sides and is nestled in on all three sides
- Direct connection to North Sauty Refuge giving access to over an 11,000 acre waterfowl/wildlife refuge
- 19 acres most is being farmed in corn or soybeans
- Public water available
- Electricity is already available
- Borders 1400 feet of paved road
- Levee system that creates over 8 acres of flooded corn for waterfowl and deer
- Permanent deep well with pump to provide water to waterfowl area
- Barn that is of historical significance for Jackson County History
- Close to good school systems
- High ground, well drained lot perfect for building a house with basement

This land is perfect for a family that wants to have a high quality place to build home and raise a family to hunt, fish, hike, and watch wildlife. This property will provides access to thousands of acres of public land, while limited encroachment of other neighbors building next to you. This estate can be set up to be totally self-sufficient. There is no better place for an outdoorsman to reside and a family to enjoy a high quality of life.

Owner will finance at low interest with affordable down payment. This is an opportunity you will not want to pass you by. You will not find a small tract of land that has all the assets this tract has. \$350,000

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