

# The Investment

## Offering:

Pine Top is now available for sale for **\$2,086,440 in its entirety**. Offered divided in several configurations.

Offered Divided

- The house and 553 acres - \$2,086,440
- The house and 200 acres - \$1,027,440
- The house and 60 acres - \$607,440
- The house and 25 acres – \$502,440
- The house and 14.38 acres - \$484,960

## This Includes:

1. 553± acre high quality recreational property with rolling topography with prosperous stands of natural and plantation pine across all age classes, multiple stands will be ready for thinning in just a few years, 1 mile of frontage along Peavy Creek. There is great deer and turkey habitat with multiple food plots already in place, an established road system throughout and ½ mile of frontage on Cahaba Road and can also be accessed from Manningham Rd.
2. Main House with attached garage and outbuildings.
  1. Custom 5,200 sf Modern Home
  2. built in 1990 and renovated in 2002
  3. 4 Bedrooms, 5.5 Baths
  4. Cypress floors, vaulted ceilings, open floor plan
  5. Attached garage with a large conditioned storage room attached
  6. New roof in 2013, new AC in 2018, and a new water heater.
  7. 8 acres of beautiful manicured ground surrounds the home with exceptional views of wildlife year around.
  8. Small enclosed shed and pole shed for storing equipment
  9. A beautiful winding concrete driveway leads you through mature longleaf pines and crepe myrtles as you approach the home.
  10. The home sits at one of the highest points in Butler County
3. Location - Located just outside the city limits of a picturesque southern town, Greenville, Alabama. Located just two miles from Greenville and Interstate 65, but just far enough to have the privacy and recreational opportunities

everyone dreams of. Located approximately two hours to Birmingham, Alabama or to Alabama beaches and 3 hours to Atlanta, Georgia.

4. Recreation – Deer, turkey, and hogs are abundant and is a fantastic property for anyone who enjoys hunting and the outdoors. Cambrian Ridge, a Robert Trent Jones Golf Course is just two miles away.

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## **Break-down of Asking Price:**

- \$1,659,000 – 553 acres @ \$3,000 per acre
- \$427,440 – Main house with garage, driveway, and landscape grounds and outbuildings.

## **Available Today for Asking Price of \$2,086,440**

*(offered Divided in Options/Configurations - \$3,000 per acre for the land component with the purchase of 25 acres or more or \$4,000 per acre for the land component with the purchase of less than 25 acres).*