

Alabama Sporting Property on Market for \$4.5M



By Cara Clark

Managing Editor, *Birmingham Business Journal*

A 1,100-acre sporting property in Alabama's Black Belt is on the market.

The Fort Deposit Farm in Lowndes County is an established, high-fenced property with deer and turkey hunting, fishing and amenities.

A hilltop lodge, offered fully furnished and with equipment, includes views of open fields and a 19-acre bass lake. A four-bedroom, two-and-a-half bath structure is crafted with heart pine floors throughout, tongue-and-groove walls and ceilings as well as a stone, wood-burning fireplace.

The property, listed at \$4.5 million, is being proposed as a family farm or a pay-to-hunt business opportunity.

Other amenities are an enclosed and insulated metal barn/shop with a full bathroom, roll-up doors, walk-in deer cooler, stainless steel cleaning tables and ice maker. Also on site are another enclosed metal barn for equipment and feed storage, a pole barn for equipment storage, a large, covered boat dock with power and water onsite, a custom electric gated entrance, paved driveway and backup generator.

The farm has been managed for wildlife, and over the last five years, nearly \$200,000 has been invested to introduce breeder bucks to the existing herd.

Tim James Jr. with Jon Kohler & Associates listed the property.