

BUSINESS OPPORTUNITIES...



#5261 - GREAT BUILDING ON SQUARE IN HARTFORD - This would be a nice building for a small business or a retail store. Located in a high traffic area in the middle of town. Owner states it has a new rubber roof put on in 2000. **Great Buy \$79,900**



#5310 GOOD INVESTMENT PROPERTY - Rental properties included 4 adjacent buildings that gross approx. \$1150 / month. they have a good metal roof, CH/A in 3 units, other has window unit & space heater. These are on town avenue in Geneva and are also available individually. Taxes are approx. \$472/year. Building is available for individual purchase. **Only \$140,000.**



#5339 RV PARK, CABINS, ACREAGE This is Bank owned. Motivated seller and may finance with approved credit. It includes 2-400 sf cabins, 480 sf office, 648 sf cafe building, 400 sf Country Store, 400 sf bath house, plus a 960 sf open pavilion, 96 sf pump house and a gazebo. Also 4 RV spaces with room for expansion, underground electrical system W/3 transformers and street lamps, picnic tables, 4000 gal. septic system w/dumping station, generator, water system w/chlorinator. **Only \$295,000.**

#5320 SEED, FEED, FERTILIZER, HARDWARE, FEED MILL, MORE! It sits on approx. 5.5 acres on state Hwy 27. 8 structures containing retail store, office, feed mill, warehouse storage, and open shed storage. A good traffic from their loyal clientele of many years. Lots of equipment included with the sale. Well stocked, owner states \$40-\$50,000 in inventory. Owner will provide confidential records for serious buyer. **Only \$375,000.**



#5352 PACKAGE STORE BUSINESS - This is a great business opportunity. Well established for over 25 years it is located on State Hwy 123 about 1.5 miles south of US Hwy 84. Property includes 4.5 acres, 1200 SF brick store building, and 600 SF produce stand with metal roof. All equipment and coolers are included, inventory is not included in price but is negotiable for sale. Asking \$ 169,900

20-40 Acres

#5298 33 AC. WOODED TRACT ADJOINING CITY LIMITS HARTFORD, AL. All wooded parcel at eastern edge of Hartford, AL city limits. Ideal for subdividing into lots for homes, mobile homes sites, ect. Ideal due to the fact that there is a very, limited number of home lots in Hartford, AL. Also would be ideal to clear undergrowth & plant to pasture, build a pond ect. Approx. 900' State Hwy frontage. Great buy at \$4000/Ac.or **\$132,000**

40-100 Acres

#5180 90 ACRE TREASURE FOREST LAND RECREATIONAL TRACT - 90 Acres in all, 45 of which is 19 years. Old Pines and 4 acres of large hardwoods with an appraised timber value of \$65,000.00. Tract has 1200+ of Paved Co. Rd. Frontage and has its own internal road way. This tract is perfect for timber investment and is teeming with deer and turkey. **Asking \$283,500**

#5256 55 AC. W/PONDSITE-25 ACRES PASTURE - This tract of land is very appealing with approx. 600' paved road frontage. Hill-Top homesites, several young pecan trees, Approx 25 Acres open pasture, balance scattered trees. Very nice tract room for horses or cattle, good water flow, several springs, some timber Asking \$3850/Ac. or **\$187,000.** total.

#5280 NICE HOMESITE WITH HUNTING LAND - This approx. 51 acres would make a good home site with nice woods for hunting. It has approx. 1/4 mile paved road frontage on County Road 21, approx. 2 miles off State Hwy 27. It is convenient to enterprise, Geneva, Samson and Fort Rucker. **\$140,250** or **\$2750/Ac.**

#5259 APPROX. 78 AC.-CREEK-PASTURE - Beautiful rolling land-approx. 15 ac. of pasture. Approx. 10Ac. of 11 year old C.R.P. pine trees (need thinned). Stream offers nice pond site. Also larger creek flows through. On County grade road. Good Buy at \$1950/Ac. or **\$152,100**

#5273 85 ACRES, PONDSITE, GOOD WATER This 85 acre tract has approx. 600+/- feet of paved road frontage, hilltop homesites, several young pecan trees. Very nice tract with lots of room for recreation or livestock. Good water flow through property. All timber included. Asking \$3500/Ac. **\$272,000**

#5302 56.77 PECAN ORCHARD, POND, PASTURE This property currently has approx. 490 pecan trees aged 10-13 years. 460 of these are improved varieties. 2 fields in pecans, 1 in pasture. It also has a 2-3 acre pond and some hardwoods and pines. This could also be used as a cattle farm or to plant some row crops. It is located on Coffee County 723 and joins the Lake Fox property. It would make a nice homesite and farm or could be developed. Call Terry Baker @ 334-313-5243 for details. **\$180,000.**

100+ Acres

#5191 GREAT HUNTING/TIMBER TRACT WITH LOTS OF FRONTAGE - Beautiful rolling / terraced 108(+/-) surveyed, treed acres that haven't been harvested for ~30yrs, with pockets that haven't been cut for even longer. Has a ~1/2ac pond and an add'l 8(+/-)acre potential lake site adjacent to the pond. Lots of paved and county road frontage in the event one wishes to subdivide the tract. Reasonable driving distances to Ft Rucker, Dothan, or the beach. **ONLY \$290,000.**

#5350 179 AC. W/HIGH FENCED DEER PARADISE-TIMBER Sportsman's paradise. Entire 179 acres under 8ft. high deer fencing abundant deer-owner keeps five feeders with feed for deer. 4year record of deer harvested on property very nice 2000 model MH-fully furnished with 5BR/3BA. 66c42 metal building with roll up door long list of equipment including 2006 5525 J.D. Tractor w attachments (pallet, fork loader, HA mower, drill), 2006 Polaris 6x6- 40 HP, 2006 Kawasaki camo, 60"Dixie chopper mower, 2007 Jon Boat w/motor, plus more. (Bobcat and attachments not included). Also lots of turkeys, various deer plots. Estimated \$100,000 timber value-cruised at \$87,000 in 2006. **Asking price is \$750,000**

Lot - 5 Acres

#5108 3 ACRE HOME SITE IN GENEVA, AL. Beautiful home site on the outskirts of town. A private drive leads to a level building site with plenty of room to roam. **Asking \$28,000**

#5209 1.33 ACRES OWNER TERMS - 1.33 acres in Samson with owner terms 30% down - 10% terms **\$200/mo. Or \$10,500.**

#5208 1.96 ACRES - CITY WATER- OWNER TERMS - City Water- Owner Terms Nice set up for mobile home or home. Located at the edge of(Samson, Al). Mostly wooded. 10 miles from Florida border. 75 miles to beaches. Fronts graded road. Terms: \$4500 down- 10% owner/agent terms-@ \$200/per month. **\$15,000**

#5279 APPROX. 4 ACRE BUILDING SITE Approximately 4 acres on corner of Co. Rd. 21 and Long Branch Road north of Geneva, convenient to Enterprise & Ft. Rucker. A nice place to put your house on a little hill or for your mobile home. **Asking \$20,000**

#5343 5 ACRES IN NW FLORIDA/OWNER FINANCING - This property is on 3rd Ave. just outside Esto Town limits. It has approx. 400 ft of paved road frontage. Electricity and city water are available at the road. Stream cuts across on back for possible small pond site. Good location. Owner financing available with approved credit 20% down, 8% interest, amortized 10 years, balloon in 3 years. Being **\$320.30/month.** \$6600 down or \$33,000.

#5325 4 ACRES, PAVED FRONTAGE, NO RESTRICTIONS. This is a good location for your home or mobile home. It contains approx. 4 acres to be surveyed of rolling clear land. Another 4 acres are adjoining it. Lots of paved road frontage on County Road state Highway 123. A short distance to Wicksburg, Hartford or Slocomb and only minutes to Dothan. **\$28,000.**

#5216 3 ACRES- NICE DOUBLE WIDE-PASTURE. Nice 2000 Double Wide Fleetwood 28'x64' mobile home comes w/ all appliances including washer and dryer and microwave. Also fireplace, brick skirting, porch, 5 miles to town of 2500 (buyer said it would need new well). 70 miles to beaches. Very reasonable at **\$74,500**

#5109 HOMESITE WITH 2 ACREAGE - 2 acres on the outskirts of town. A private drive leads to a level building site. with plenty of room to roam. **Asking \$19,500.**

#5326 4 ACRES, PAVED FRONTAGE, NO RESTRICTIONS This is a good location for your home or mobile home. It contains approx. 4 acres to be surveyed of rolling clear land. Another 4 acres are adjoining it. Lots of paved road frontage on County Road State Hwy 123. A short distance to Wicksburg, Hartford or Slocomb and only minutes to Dothan. **\$28,000.**

#5110 5 AC. HOMESITE IN GENEVA, AL. Beautiful 5 Ac. Home site on the outskirts of town. A private drive leads to a level building site with plenty of room to roam. **Asking \$39,500**

5-20 Acres

#5258 10 ACRES READY TO BUILD OR PUT MOBILE HOME - 10 Ac. of flat cleared land ready to build or put a mobile home on. Just minutes from Dothan, Enterprise, and Hartford, AL. **\$65,000.** Call Jay 334-248-3070.

#5262 9 ACRES WOODED LAND - 9 acres of wooded land located in Sellersville, AL Call Jay Cooley today for more information 334-248-3622 **Asking \$5000.00/Acre or \$45,000..**

#5293 5.65 ACRE - EDGE OF TOWN Ideal for building home or subdividing. Approximately 420 ft. frontage on 3rd. Ave. in Hartford, AL. Some open, some wooded. **Only \$23,500.**

5336 6 AC. WOODED HOMSITE-SAMSON, ALABAMA 6 acres wooded home site with creek running thru it. Great little site with approximatly 2 acres open the rest wooded with small creek running through it. Has power line easement on north side. **\$36,000.**

#5330 10 ACRE HOME SITE - 10 acres, short distance to Dothan on Ewell Road South of Slocomb. Wooded parcel with a few large trees and stream runs through. **Only \$45,000.**

#5294 RARE FIND IN 9.3 ACRES-Zoned for Mobile Homes - All open land mowed property. This would be ideal for establishing a mobile home park because city water and sewage is available on site. Town has only one small park. Hartford has 2500 population -70 miles to the beaches and 20 miles to Dothan, AL. **Great buy at \$100,000**

#5344 19.90 ROLLING LAND, GOOD HOMESITE - Approx. 4-5 acres wooded. Rest is nice rolling farm land planted in soybeans. Good site for your house and acreage for your horse, garden or farmette. Convenient to Dothan, Eprise, Ft. Rucker. Possession will be after soybeans are harvested. **Only \$75,000.**

#5143 BEAUTIFUL 5.5 ACRES 2 MILES NORTH OF HARTFORD, AL. Come build your new home only 2 miles from and 1 mile from State Highway 167. Get the country lifestyle with the convenience of town. Property is restricted, no mobile homes. **Asking \$49,500**

#5327 8 ACRES FOR HOME OR DEVELOPMENT - This property fronts on state Highway 123 and Geneva County 85. Great location minutes from Enterprise, Ft. Rucker and Dothan. This could be used for your dream home or Development. It contains approx. 8 acres to be surveyed. **\$56,000.**

#5278 GREAT PLACE FOR YOUR DREAM HOME - This property is located just north of Geneva about 2 miles off Hwy 27 on Co Rd 21. Most of it is open land along with several acres of woods that corner on CR 21 and long Branch Road. This would be a great place to build or to divide it and build several homes. Approx. 21 acres with approx. 1000 Ft. paved road frontage. **Asking \$73,500.**