



# Flomaton Pines Escambia County, AL.

## Flomaton Pines

593.24 Acres  
\$1,750,000 or \$2950/Ac  
Escambia County, AL

### The Offering:

AFM Real Estate is pleased to offer Flomaton Pines located in Escambia County, Alabama. The offering consists of 593 contiguous acres of undeveloped timberland and recreational property. Flomaton Pines offers incredible seclusion with existing roads to access all areas of the property. The abundant wildlife located in South Alabama makes this an ideal hunting and recreational investment.

### Timber Investment Highlights

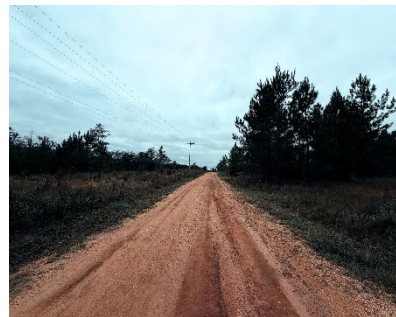
- 70% upland convertible land.
- Upland and bottomland hardwood drains
- Various age class pine plantations – 1999-2006
- Over 1500 feet of paved frontage.
- Excellent interior road system access all areas.
- Multiple food plot areas.
- Minerals reserved

### Recreational Attributes:

- Highly desirable hunting area.
- Surrounded by large timberland and recreational properties.
- Excellent food sources for all types of wild game.

### Broker Comments:

"Flomaton Pines is a great opportunity to own a tract of pine plantations with excellent accessibility in SW Alabama. Flomaton Pines is a ticket to lasting value and recreational adventures."



### CONTACT:

Nathan Greer, Broker  
AFM Real Estate  
125 Plantation Center Dr.  
Macon, GA. 31210  
Nathan.Greer@AFMForest.com

Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.