



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

242± ACRES WITH A HOME
SUMTER COUNTY, AL
\$1,099,999



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE SUMTER 242

PROPERTY PROFILE

LOCATION:

- 1000 Fox Creek Drive
Emelle, AL 35459
- Sumter County
- 5.8± Miles SW of Geiger
- 7.7± Miles E of Scooba, MS
- 26.1± Miles NW of Livingston
- 47.8± Miles NE of Meridian, MS
- 65.6± Miles SW of Tuscaloosa

COORDINATES:

- 32.84068, -88.35783

PROPERTY USE:

- Livestock Operation
- Hunting & Fishing
- Residential
- Recreational
- Income-Producing

PROPERTY INFORMATION:

- 240± Total Acres
- 64± Acres of Fenced
Pasture Ground
- 3 Stocked Lakes
- 1,600± SqFt Mobile Home
 - 3 Bedrooms/2 Baths
- Frontage on Ballard Creek
- Diverse Timber
- Food Plots
- Extensive Road System

TAX INFORMATION:

- 2024 Taxes
- Parcel# 407360000002000: \$416.75
- Parcel# 407360000002001: \$101.24
- Parcel# 407250000003000: \$82.81



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CALEB WARREN

LAND SPECIALIST

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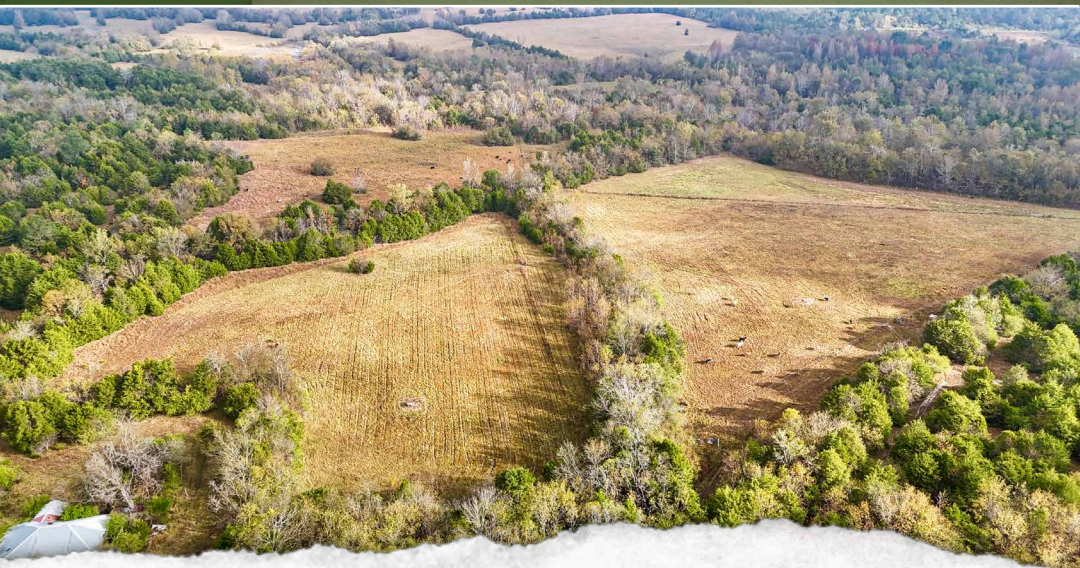
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE SUMTER 242

WELCOME TO THE SUMTER 242, A PREMIER CATTLE FARM AND HUNTING PROPERTY LOCATED IN THE HEART OF THE HIGHLY SOUGHT-AFTER BLACK BELT OF ALABAMA. This 242± acre property features a cross-fenced, turnkey, cattle-ready 64± acre open pasture near the front. Towards the back, the remaining acreage consists of a diverse mix of merchantable and pre-merchantable timber. The Sumter County property also offers three lakes, ranging from 1± to 6.5± acres in size. Ballard Creek runs through the center of the land, providing a year-round water source for wildlife and offering fishing opportunities for families.

You will find four large fields, approximately 2.5 to 5 acres each, ideal for planting cereal grains or legumes to attract wildlife, replanting trees for investment, or other meticulous plans to create bedding, nesting cover, and food sources for wildlife. Several smaller food plots are strategically positioned across the property, and an extensive road system allows for excellent hunting ingress and egress. The Sumter 242 is surrounded by large landowners and has a strong history of supporting and holding large deer. With its natural features and history, the opportunities to grow and hunt trophy deer are highly practical.



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MORE ABOUT THE SUMTER 242

The property includes a 1,600± square foot, 2002 Belmont double-wide mobile home, which offers three bedrooms, two baths, and a large roofed front porch. The home serves well as a weekend hunting camp or, with some TLC, can become a primary residence for a family. There is also an older camphouse on the property that holds little monetary value but is rich in history. A private well and established utilities make this home move-in ready.

If you are looking for a large tract with excellent hunting, fishing, and other income opportunities, the Sumter 242 is worth a visit.

Contact Caleb Warren today to schedule your private tour and experience #TheSmallTownWay!

Showings are by appointment only.



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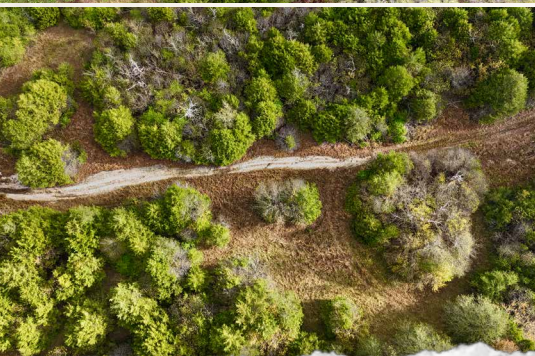
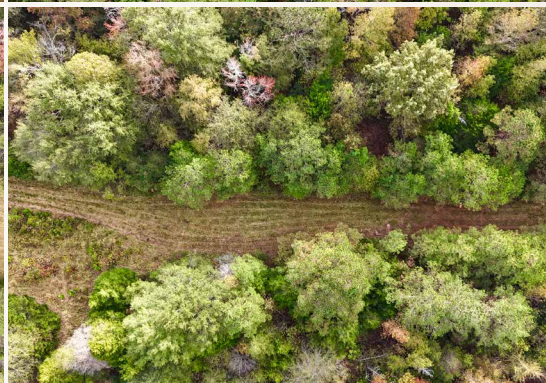
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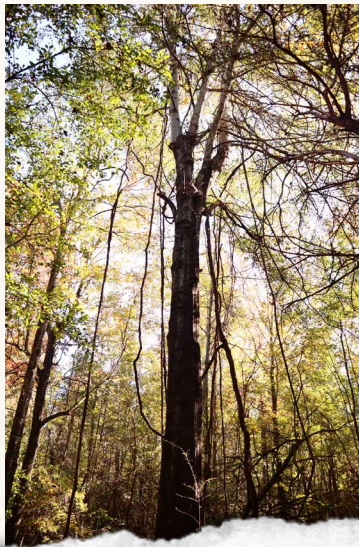
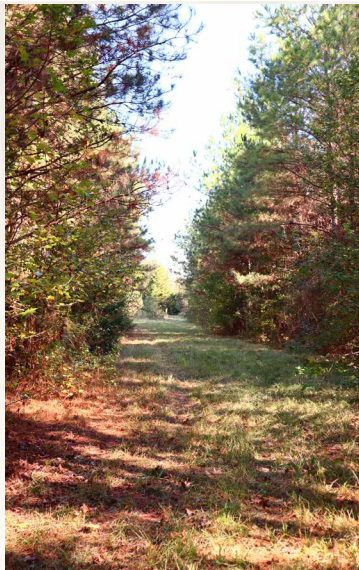
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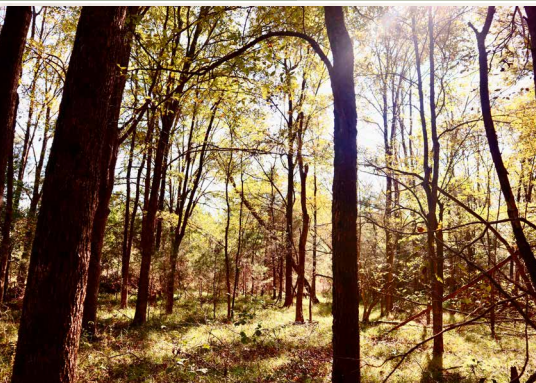
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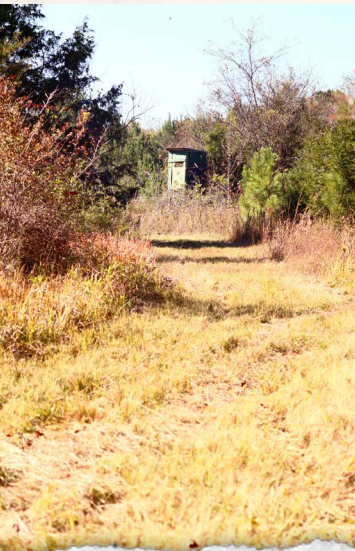
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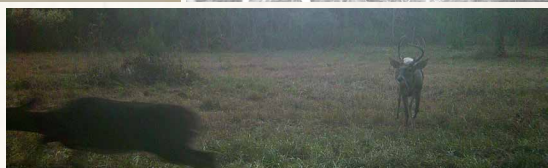
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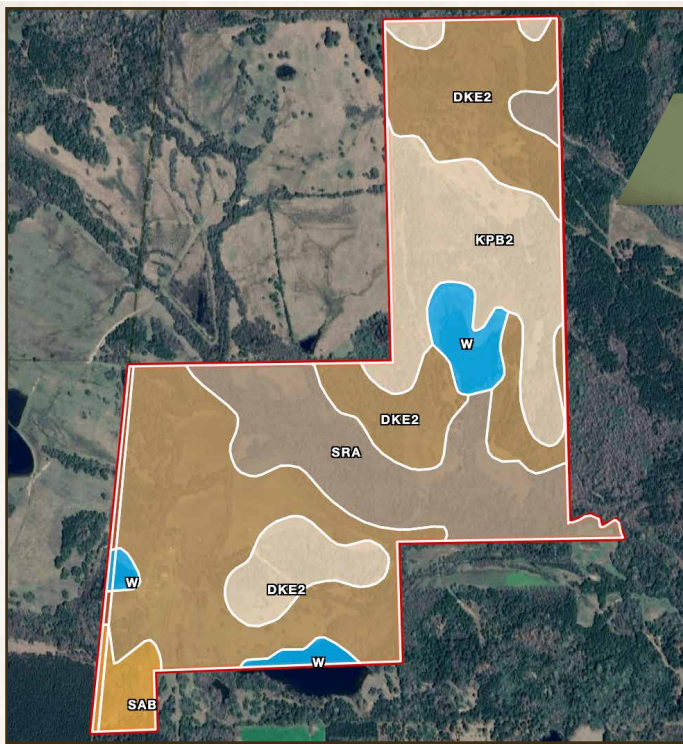
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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DKE2	Demopolis-Kipling complex, 3 to 20 percent slopes, moderately eroded	117.13	48.37	0	28	6e
KpB2	Kipling silty clay loam, 1 to 5 percent slopes, eroded	57.9	23.91	0	66	3e
SrA	Sucarnoochee silty clay, 0 to 2 percent slopes, frequently flooded	47.12	19.46	0	57	4w
W	Water, > 40 acres	11.8	4.87	0	-	-
SaB	Savannah loam, 2 to 5 percent slopes	6.78	2.8	0	49	2e
SuE3	Sumter-Demopolis complex, 5 to 17 percent slopes, severely eroded	1.39	0.57	0	32	7e
TOTALS		242.12(*)	100%	-	41.97	4.72



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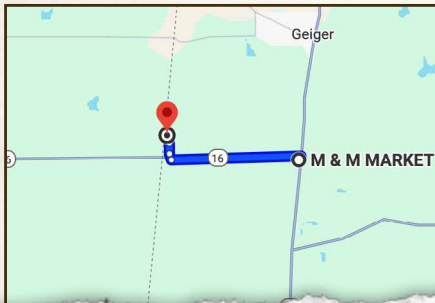
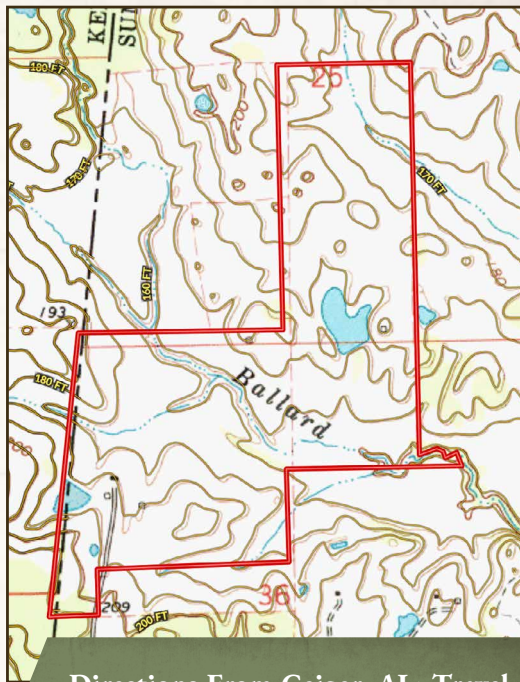
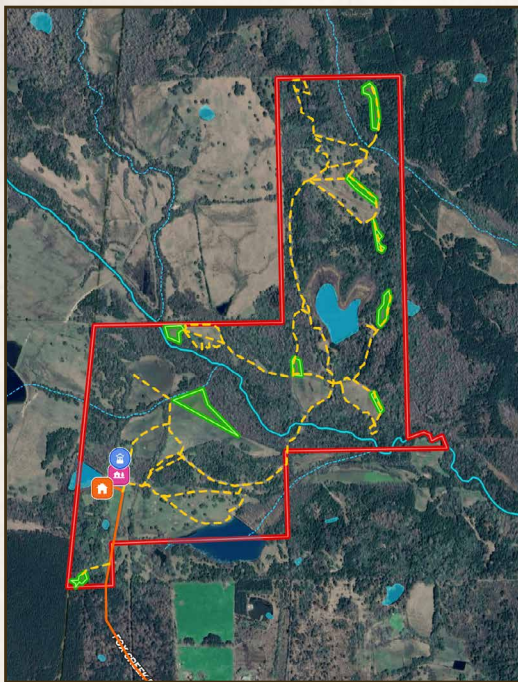
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land id. LINK

TOPOGRAPHY MAP



Directions From Geiger, AL: Travel 2.5 miles south on HWY 17. Turn right on HWY 16 and continue west for 2.7 miles. Turn right on Fox Creek Drive and proceed 0.2 miles. Keep left until you reach the gate.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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