



John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

Hoke Smith

334.322.2683

hoke@johnhallco.com

RIVER FARM

115 acres +/-

Millbrook, AL



LOCATION: River Farms Lane. Millbrook, AL 36054

TERRAIN: Flat / Open

LAND USE: Residential, recreation, hunting, and fishing

PRICE: \$625,000

SPECIAL FEATURES: River Farm is located at the end of River Farm Lane and is very convenient with tons of possibilities. The property is a total of 115 acres +/- and is made up of mostly open land with several ponds. There are three ponds which make up a total of 22 acres +/- . One pond is shared with an adjoining landowner with about 2.5 acres +/- within River Farms property lines. The other two ponds are 8 +/- acres and 11 +/- acres. They have never been stocked but have produced many quality fish. There is about 63 +/- acres of open land that have been used as dove fields in the past. The perimeter of the property was planted with a 50' buffer of Loblolly pine along with strips of longleaf pine planted throughout the interior of the property in hopes of creating quail habitat. The home on the property is a 1,173-sq. ft. 2-bedroom 1-bathroom elevated home along with a 70-sq. ft. balcony overlooking the property. There is a 1,363-sq. ft. garage that is set up as a game room / lounge. The property also has 2 barns and a fishing dock. The first barn is 70' x 50' with concrete flooring and 20' x 50' of it is enclosed with 3 separate garages. The other is a 30' x 36' open pole barn to store equipment under. The pier / boat dock is 720 sq. ft. and 144 sq. ft. of it is covered.

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

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Dorminey Pond



RIVER FARMS MILLBROOK, AL 115 +/- ACRES



JACKSON LAKE RD

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RIVER OAKS RD

RIVER FARMS LN

RIVER FARMS LN

RIVER FARMS LN

Alabama River

HOKE SMITH (334) 322-2683
HOKE@JOHNHALLCO.COM



Gravel Pit

157

157

Gravel Pit

22

150

× 157

Pit

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MONTC







