



# Larson & McGowin

PROPERTIES

## ESCAMBIA COUNTY 81 ± ACRES \$265,000

Outside of Atmore, Alabama and not far from the Creek Casino these 81 acres would make a great homesite or recreational get away. Frontage along a paved highway provides great access along the eastern boundary. Adjoining properties are mix of timberland and agriculture providing great wildlife habitat to leverage against the habitat on the subject property. The property is covered in merchantable pine plantations with both Loblolly and Longleaf species present. There is a CRP contract on the property providing new owner with annual payments with assumption of CRP contract.



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