

The Colliers logo is a dark blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

Land for Sale

±397 Acres
Geneva County, Alabama

Lee Gantt

Director of Land Services
+1 205 317 4336
lee.gantt@colliers.com

Colliers | Alabama

880 Montclair Road, Suite 250
Birmingham, AL 35213
+1 205 445 0955

Colliers | Alabama is pleased to be the exclusive broker offering ±397 acres in Geneva County, Alabama.

The list price is \$833,700 or approximately \$2,100 per acre.

Opportunity

Welcome to a diverse recreational tract located just south of the Town of Malvern in eastern Geneva County, Alabama. Conveniently located to Dothan, the property is an easy commute from the Florida Panhandle. The tract consists of +/-150 acres of upland cutover, +/-75 acres of bottomland cutover, +/-30 acres of natural pine and hardwood, +/-30 acres of planted longleaf pines and +/-105 acres of cypress swamp wetlands. There is an abundance of road frontage with frontage along South Main Street, West Reeves Street and H. Merritt Road. Power is available along the road frontage. The availability of utilities makes this tract versatile for a multitude of recreational uses as well as a potential home-site. A vast internal road system traverses several portions of the property. There are several food plot locations across the tract with wildlife sign throughout. The cutover areas provide significant bedding cover with lots of browse for deer hunting and habitat. The cypress swamp offers ample water features and provides potential waterfowl hunting opportunities. The property is shown strictly by appointment only. Please contact Lee Gantt for more information or to arrange a private showing.





For Sale

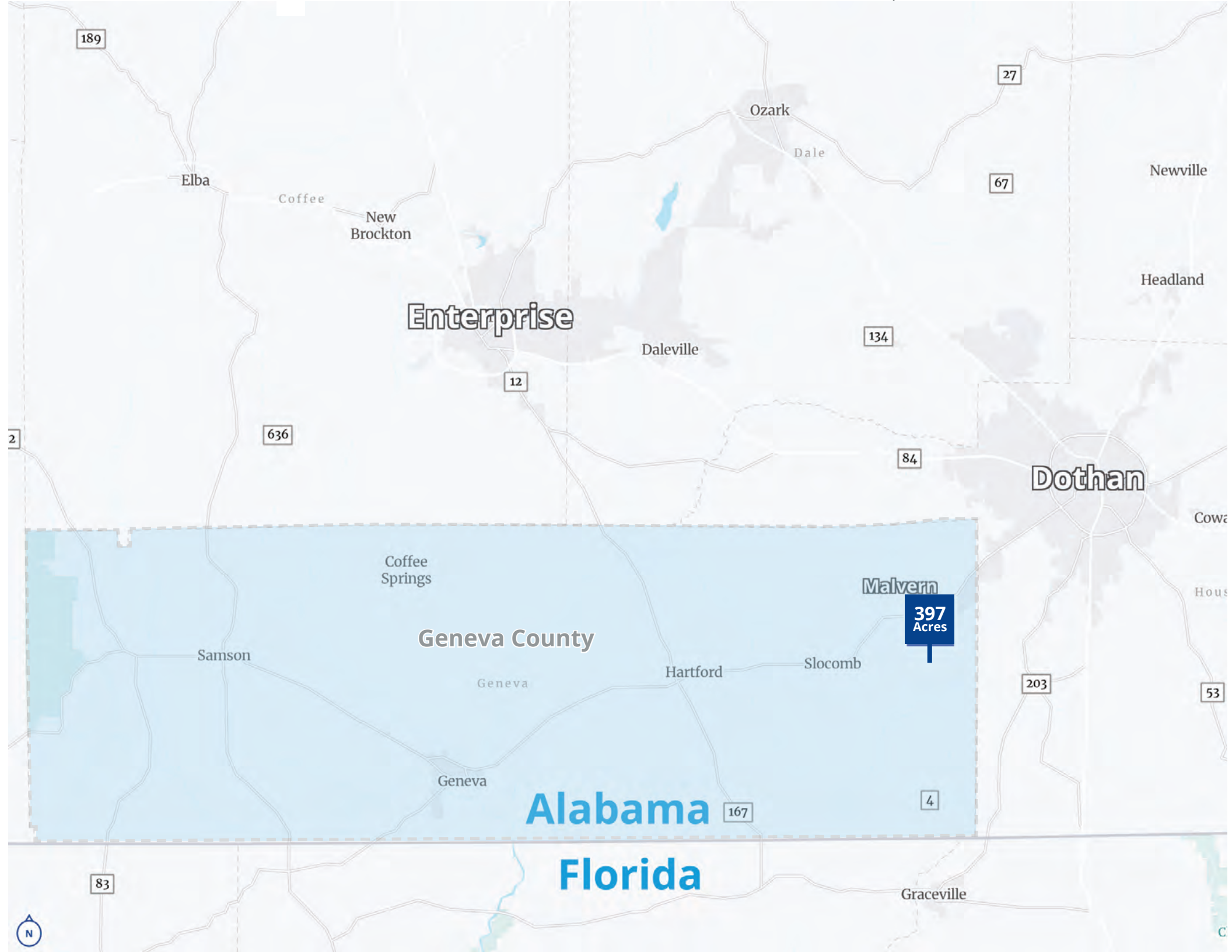
Colliers

General inquiry
205 445 0955

colliers.com

Lee Gantt 205 317 4336





189

27

67

Ozark

Dale

Elba

Coffee

New Brockton

Newville

Headland

Enterprise

Daleville

134

12

636

84

Dothan

Cow

Hous

Coffee Springs

Malvern

397 Acres

Geneva County

Samson

Hartford

Slocomb

203

53

Geneva

Geneva

Alabama

167

4

Florida

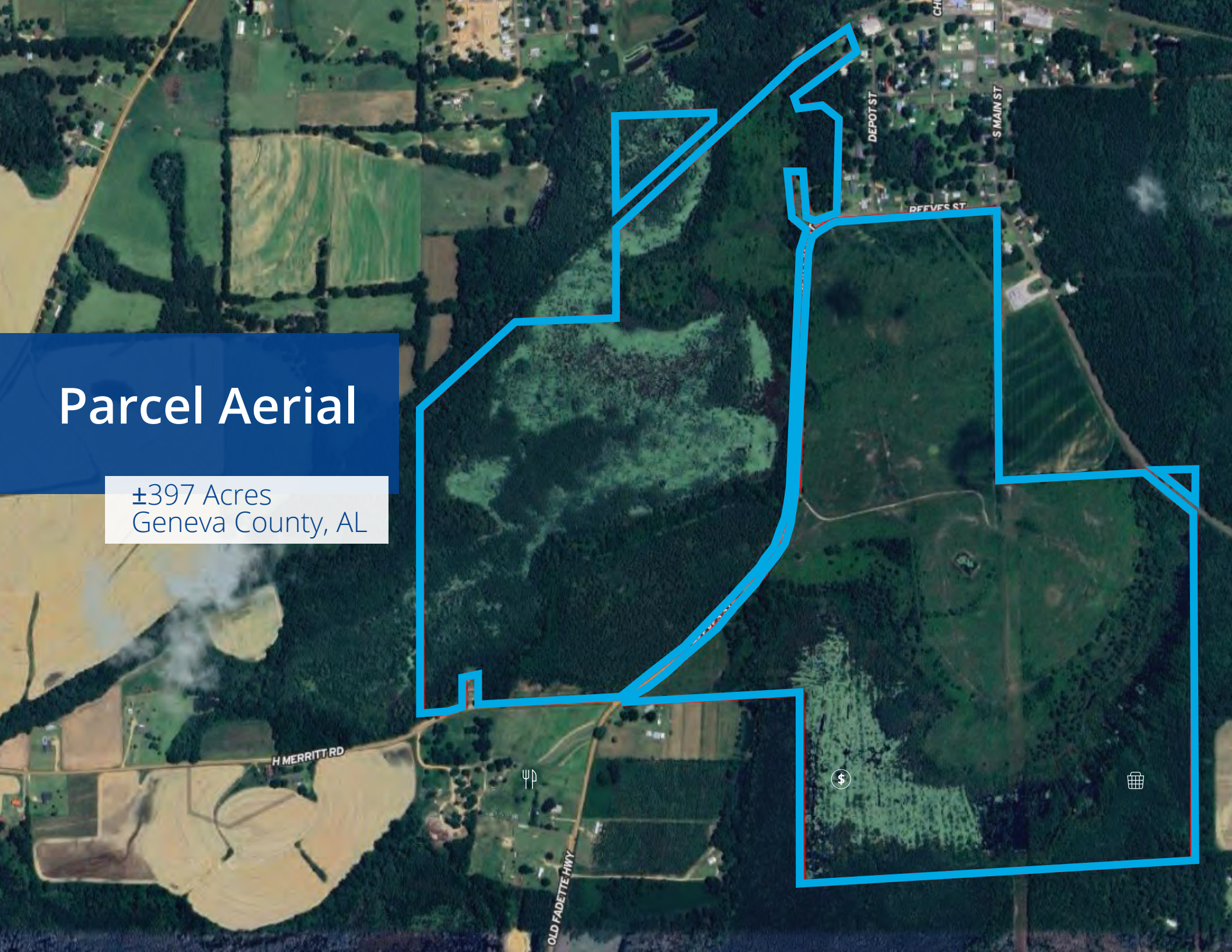
83

Graceville



Parcel Aerial

±397 Acres
Geneva County, AL













The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle is a horizontal bar with a rainbow gradient from red to blue.

880 Montclair Road
Suite 250
Birmingham, AL 35213
P: +1 205 445 0955
F: +1 205 445 0855
colliers/al.com

Lee Gantt

Director of Land Services
+1 205 317 4336
lee.gantt@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.