



# Dupree Tract

0 Antioch / Garrett Rd. , Ashford, Alabama 36312

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## PROPERTY OVERVIEW



### Sale Price

\$1,460,000

### Offering Summary

Acreage:	292 Acres
Price / Acre:	\$5,000
State:	Alabama
City:	Ashford
County:	Houston
Property Type:	Land Investment

### Property Overview

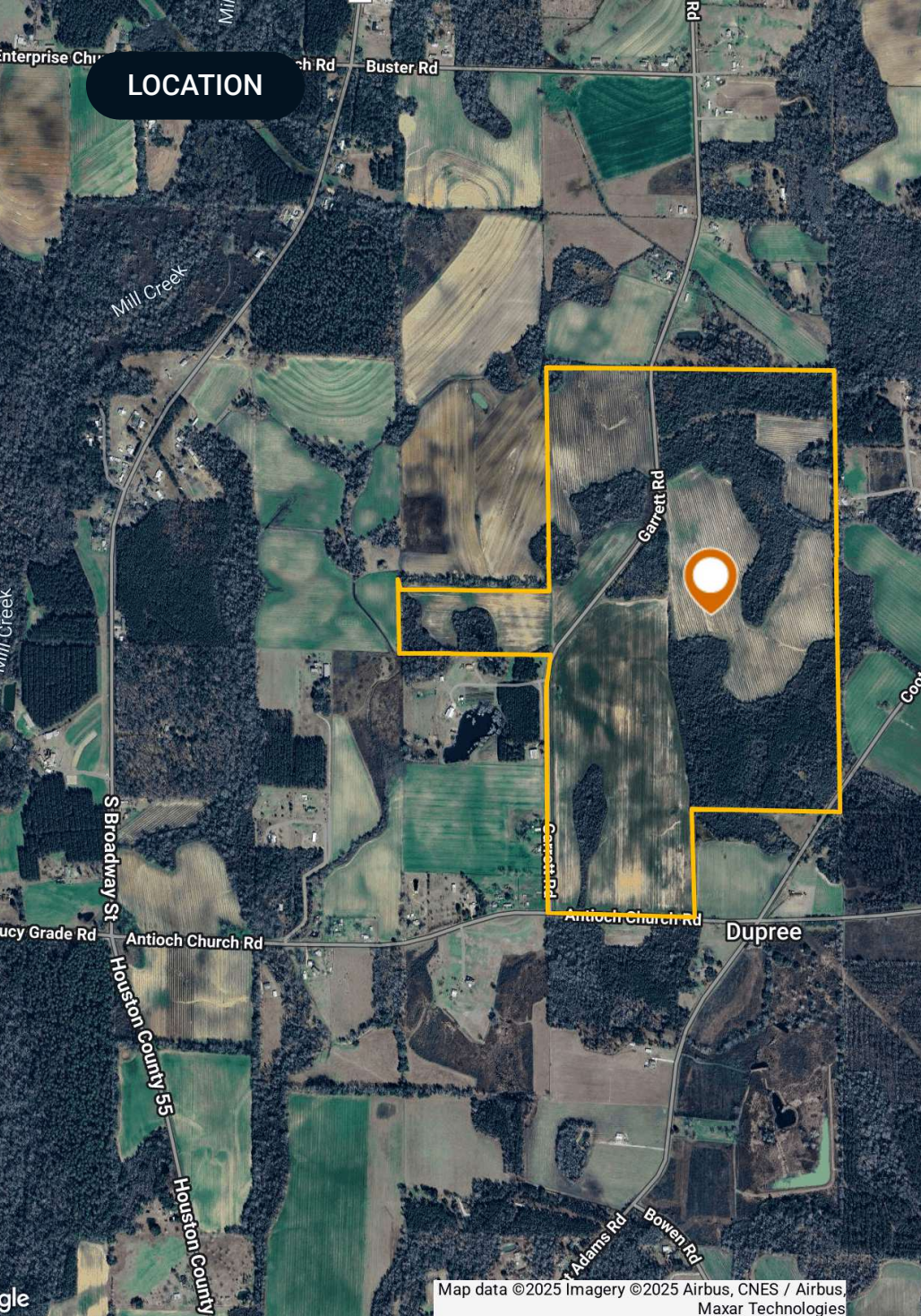
Situated in the desirable Ashford area, this exceptional property offers a prime investment opportunity for discerning investors. Boasting a strategic location near the intersection of Antioch and Garrett Rd, the property spans a significant acreage, featuring approximately 163 acres+/- of productive row crop and 129 acres+/- of wooded land. With ample road frontage along Garrett Road, Antioch Road, and Coot Adams Road, the property ensures excellent accessibility and visibility for potential development or land utilization. Its gently sloping elevation, ranging from 200-230 feet, further enhances its appeal for a variety of land uses. Embrace the potential and versatility of this captivating property in the thriving Ashford area.

## SPECIFICATIONS & FEATURES



## Specifications & Features

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li></ul>
Uplands / Wetlands:	Uplands - 262.5 ac +/- Wetlands - 29.5 ac +/-
Soil Types:	Loamy Sands
Taxes & Tax Year:	\$508.26 in 2024
Zoning / FLU:	AG
Road Frontage:	2.1 miles +/-
Current Use:	AG / Recreation
Potential Recreational / Alt Uses:	Hunting
Land Cover:	163 acres +/- in Agriculture 129 acres +/- in Timberland



## Location & Driving Directions

Parcel: 15-05-21-0-000-001-000; 15-05-16-0-000-013-000;

GPS: 31.1369868, -85.2354236

### Driving Directions:

- From Hwy 84 in Ashford, AL take County Road 55 south 0.8 miles then turn left onto Garrett Rd
- Go 1.7 miles south and property begins on both sides of Garrett Rd
- The property is 7 minutes from Ashford, AL
- 18 minutes to downtown Dothan, AL

### Showing Instructions:

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Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

ADDITIONAL PHOTOS





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