

**294 Acres of Premier Hunting, Waterfowl & Private
Living in Ramer**
1999 Smiley Ferry Road
Ramer, AL 36043

\$1,450,000
294± Acres
Montgomery County



294 Acres of Premier Hunting, Waterfowl & Private Living in Ramer
Ramer, AL / Montgomery County

SUMMARY

Address

1999 Smiley Ferry Road

City, State Zip

Ramer, AL 36043

County

Montgomery County

Type

Hunting Land, Farms, Recreational Land, Undeveloped Land,
Timberland, Single Family

Latitude / Longitude

32.073977 / -86.273829

Dwelling Square Feet

3,000

Bedrooms / Bathrooms

3 / 2.5

Acreage

294

Price

\$1,450,000

Property Website

thelandcrafters.com



294 Acres of Premier Hunting, Waterfowl & Private Living in Ramer Ramer, AL / Montgomery County

PROPERTY DESCRIPTION

Ramer 294 Acres | Turn-Key Home, recreational land, and Hunting

Set in the rolling countryside of South Montgomery County, this 294-acre Ramer property combines a hilltop residence, first-class wildlife habitat, and a well-designed recreational layout. The 3,000-square-foot custom home sits on a hill overlooking a scenic meadow, capturing gorgeous long views and providing a peaceful retreat for family and friends in one of Alabama's nicest communities.

Land and Habitat

- Diverse mix of mature hardwoods, planted pines, open fields, and sandy-bottom streams
- Established food plots, mature timber, thick bedding areas, and elevated shooting houses
- Four shallow-water duck holes with water-control structures and managed waterfowl habitat
- Excellent setup for deer and turkey; scenic quail course and dove field opportunities.
- Fish ponds for year-round enjoyment

Access and Improvements

- Approximately 1.25 miles of paved county road frontage
- More than six miles of interior roads and riding trails for easy access across the tract
- 3,000-sq-ft, 3-bedroom, 2.5-bath custom home positioned for privacy and long views

Conservation

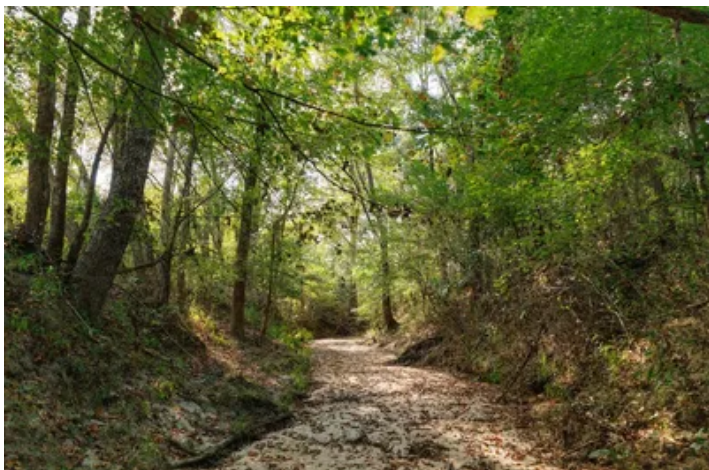
- 275 acres enrolled in the WRP, enhancing habitat and wildlife while preserving the property's natural character

At a Glance

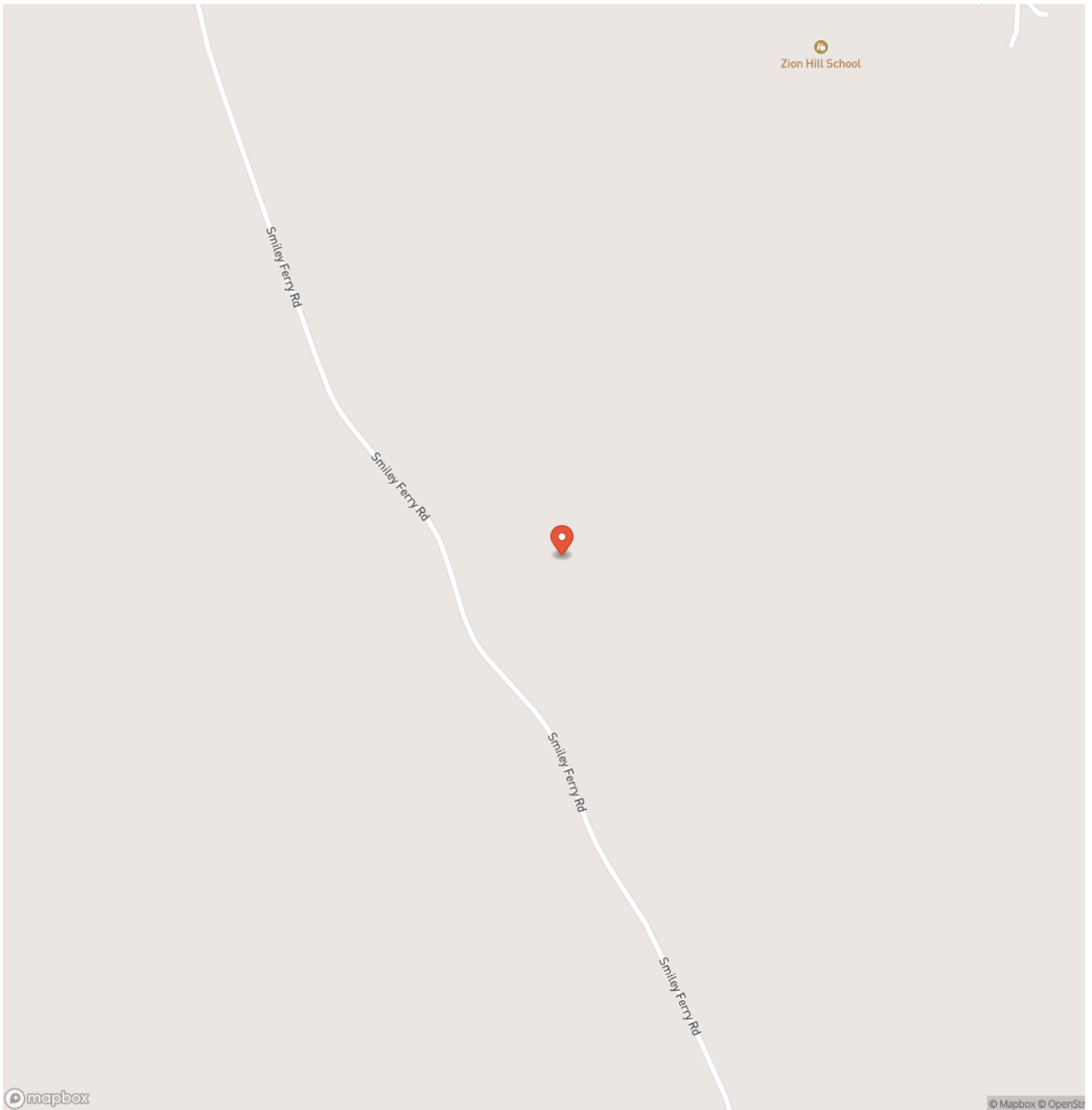
- Location: Between Ramer and Snowdoun, South Montgomery County, AL
- Acreage: 294 acres
- Home: 3,000 sq ft, 3 bed, 2.5 bath, hilltop setting
- Recreation: Deer, turkey, duck, and quail hunting; fish ponds; dove fields
- Access: 1.25 miles paved frontage; 6+ miles internal roads and trails
- Habitat: Mature hardwoods, planted pines, open fields, streams, managed waterfowl units

Whether you seek a private retreat, a home with land, or a turn-key sporting property, this 294-acre Ramer offering is a must-see.

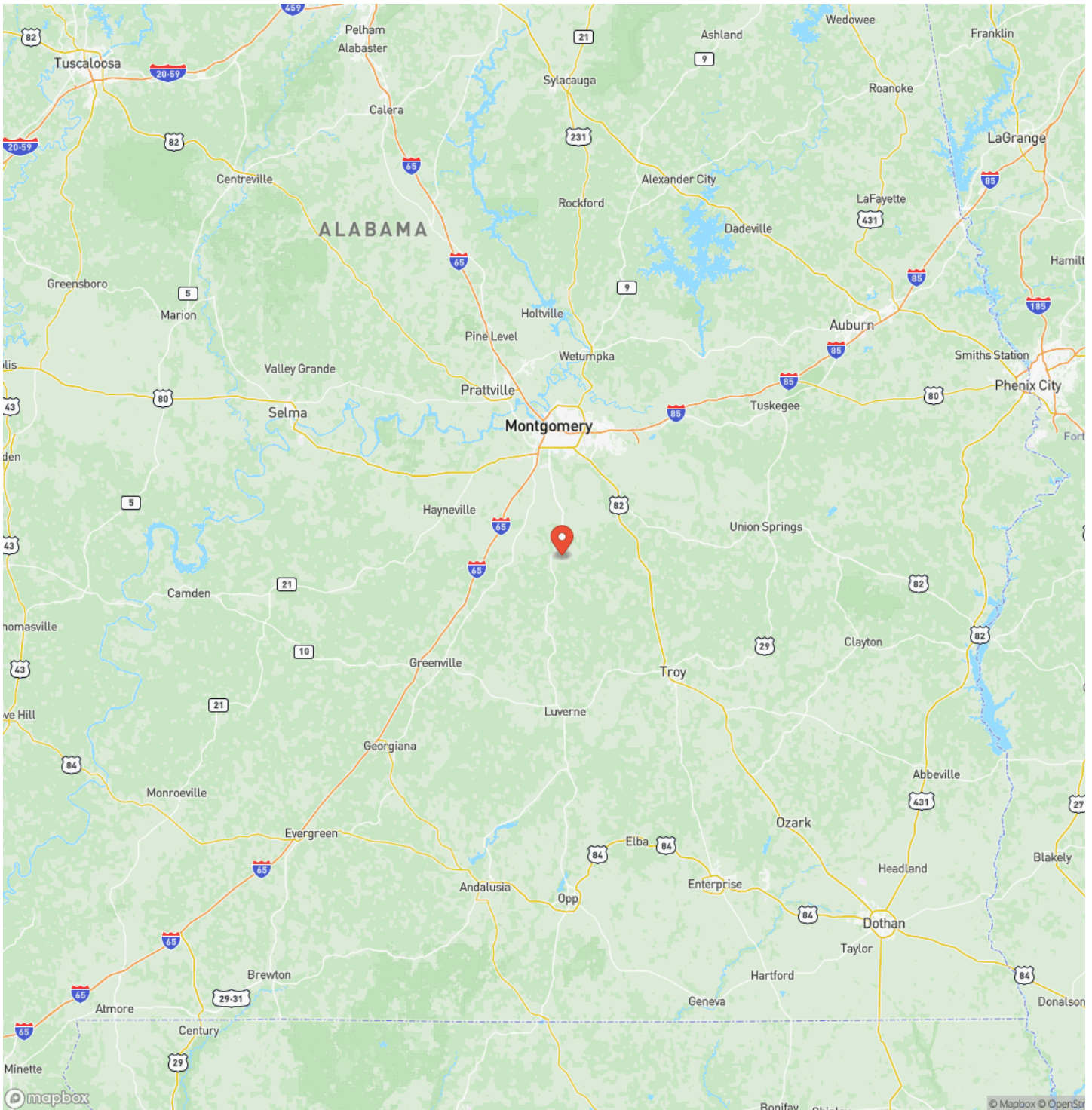
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Ramer, AL / Montgomery County



Locator Map



Locator Map



Satellite Map



**294 Acres of Premier Hunting, Waterfowl & Private Living in Ramer
Ramer, AL / Montgomery County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Alabama Land Crafters

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