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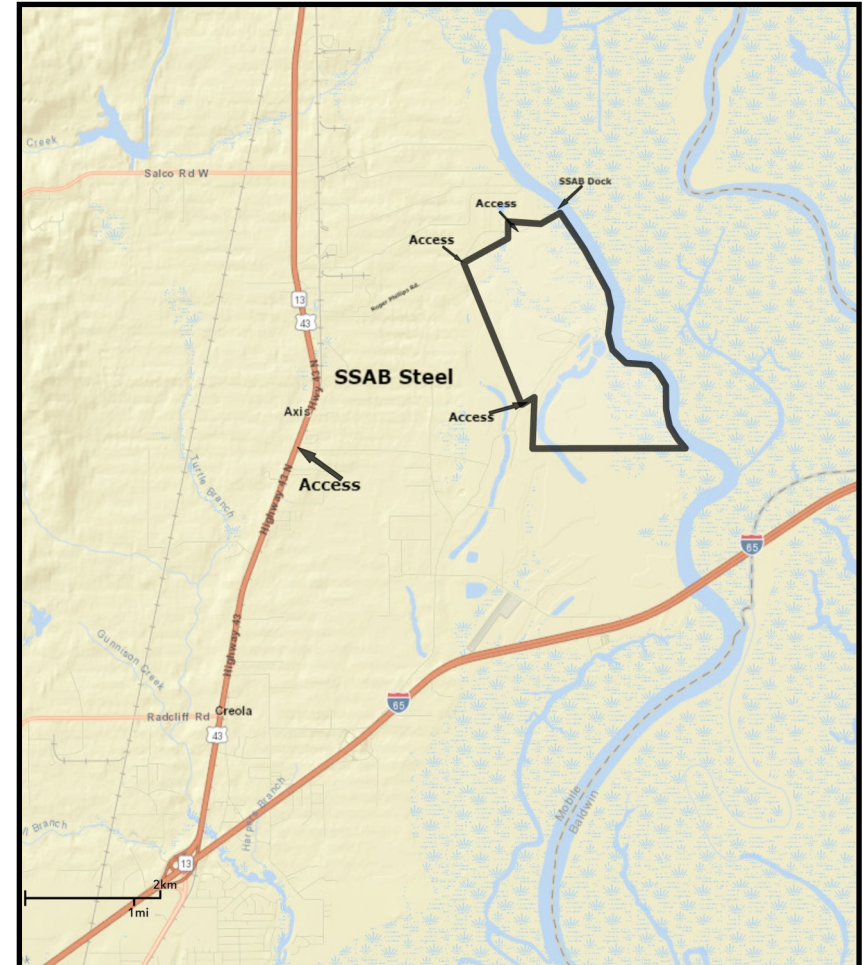
Post Office Box 2903, Mobile, AL 36602

# FOR SALE

## 24 Mile Bend

### “One of a Kind Mobile River Property”

Location:	Axis, AL Mobile County East of SSAB Steel Approximately 5 miles north of I-65 off Highway 43
Uses:	Industrial, Sand/Clay Mining, Recreation Mining Permit in place
Access:	Three access points from Rogers Phillips Rd. & Sam Royal Rd.
Size:	1,367± acres total 835± acres uplands
River Frontage:	2.5± miles with dock
Utilities:	Water and Electricity
Timber:	Pine and Hardwood
Other Amenities:	Multiple Lakes and Ponds One 60± acre lake Excellent interior road system 5,000± sf steel storage building 12± food plots - 5± acres total 1.3 miles of 100±' power line
Purchase Price:	\$4,000,000
REDUCED:	\$3,725,000



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