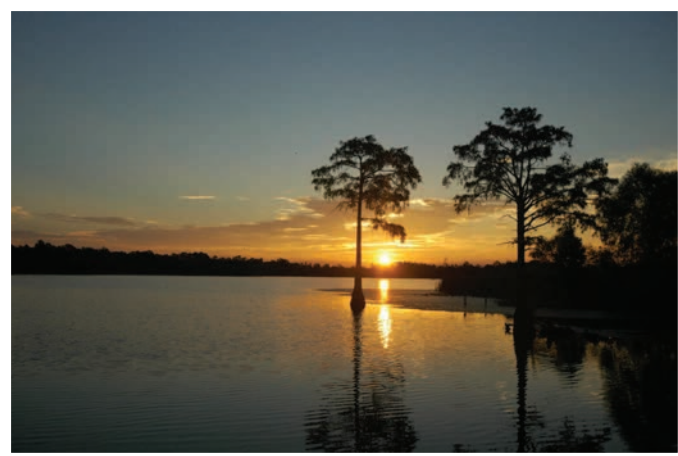


# Hartford Lake

PRICE REDUCED



## Overview

One of Alabama's most unique recreational properties is now available to an individual or organization who recognizes and appreciates its special features. Situated on 518 acres four miles south of Hartford, from which it takes its name, Hartford Lake has many special features. Namely, it is regarded as one of the largest privately owned lakes in the entire state with the main open water body measuring 184 acres. Moreover, the property encircles the lake, assuring complete privacy.

## The Lake

One of Alabama's most unique recreational properties is now available to an individual or organization who recognizes and appreciates its special features. Situated on 518 acres four miles south of Hartford, from which it takes its name, Hartford Lake has many special features. Namely, it is regarded as one of the largest privately owned lakes in the entire state with the main open water body measuring 184 acres. Moreover, the property encircles the lake, assuring complete privacy.

### *At a* **GLANCE**

#### **ACREAGE:**

**518± acres**

#### **ASKING PRICE:**

**\$4M \$3.6M**

#### **LOCATION:**

**Geneva County, Alabama**

#### **SPECIAL ATTRIBUTES**

- One of the largest private lakes in Alabama
- Excellent fishing
- Turnkey investment
- Easy access to airports and the Florida coast



**VERDURA**  
REALTY, LLC

**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
**Cell: 850.491.3288 • Email: arogers@verduraproperties.com**  
[www.VerduraProperties.com](http://www.VerduraProperties.com)

# Hartford Lake

PRICE REDUCED

Most recently purchased in 2013, the owner's first order of business was to address a hydrilla issue. Using an Auburn University-trained fisheries biologist, a herbicide treatment was applied followed by the introduction of 2,000 grass carp. Consequently, the productivity has been channeled to the bass resulting in a notably improved upswing in the quality of the bass. While the bass fishing is good and getting better, the crappie fishing is considered 5-star. Blue gill are also plentiful. The current owner uses Hartford Lake very infrequently so there is no fishing pressure.

## The Land

Beyond the boundaries of the lake, excellent hunting awaits. Whitetail deer are abundant in this agricultural dominant area of south Alabama, drawn to Hartford Lake for its cover and water resource. Ducks are also commonly seen in the coves and sloughs along the north and east edges of the lake. For wingshooting enthusiasts, there's a 12-acre hay field that likes perfectly for converting to a productive dove field.

There's valuable timber, too. In 2015 and 2016, a total of 115 acres of elite loblolly pine were planted which have thrived in Hartford Lake's fertile soils. This will provide an important income stream beginning in the near future.

## The Improvements

Hartford Lake was once a popular pay-to-fish and recreation destination that served several generations of local residents. In addition to fishing, it functioned as a social gathering spot complete with a restaurant, dance hall, swimming pool, and horse stables. Over forty years ago, it transferred to private use but some of the improvements still remain. A furnished 4 bedroom, 3 bath cypress

### At a **GLANCE**

#### **ACREAGE:**

**518± acres**

#### **ASKING PRICE:**

**\$4M \$3.6M**

#### **LOCATION:**

**Geneva County, Alabama**

#### **SPECIAL ATTRIBUTES**

- One of the largest private lakes in Alabama
- Excellent fishing
- Turnkey investment
- Easy access to airports and the Florida coast



**VERDURA**  
REALTY, LLC

**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
**Cell: 850.491.3288 • Email: arogers@verduraproperties.com**  
[www.VerduraProperties.com](http://www.VerduraProperties.com)

Please note that while all information is believed to be reliable, none is guaranteed.

# Hartford Lake

PRICE REDUCED

homestead serves as the centerpiece of the facilities compound and is located just steps from the lake's shoreline. Additional sweeping lake views can be had from the loft area of the barn which the owner has reimagined as a place to relax and enjoy good conversation and refreshments at the end of the day. It doesn't get any better.

Adjacent to the home is everything one would need to fully enjoy the lake experience - a cook-house, boat-house, stables, barn, and workshop with equipment, boats, and assorted farm equipment. This is truly a turnkey offering.

## The Possibilities

The potential for Hartford Lake is tremendous, left only to the vision of a new owner. While it could remain as a private hideaway, other possibilities include re-establishing it as a commercial enterprise, subdividing the property into recreational tracts or home sites, or creating a camp or corporate retreat. Public roads front the property on three sides, which provides considerable flexibility and carrying costs are very low - current property taxes are \$3,185 per year.

## Getting There

Despite the feeling of solitude that Hartford Lake provides, getting there is easy. Located a short distance over the Florida state line and only 20 miles from Interstate 10, Hartford Lake is just 21 miles from Enterprise, 25 miles from Dothan (with direct flights to Atlanta), and 68 miles from Panama City, Florida.

### At a GLANCE

#### ACREAGE:

518± acres

#### ASKING PRICE:

\$4M \$3.6M

#### LOCATION:

Geneva County, Alabama

#### SPECIAL ATTRIBUTES

- One of the largest private lakes in Alabama
- Excellent fishing
- Turnkey investment
- Easy access to airports and the Florida coast



VERDURA  
REALTY, LLC

Arnie Rogers, Licensed Real Estate Broker  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: arogers@verduraproperties.com  
www.VerduraProperties.com



# Hartford Lake

PRICE REDUCED

## Aerial Photos



**VERDURA**  
REALTY, LLC

**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: arogers@verduraproperties.com  
[www.VerduraProperties.com](http://www.VerduraProperties.com)

Please note that while all information is believed to be reliable, none is guaranteed.



# Hartford Lake

PRICE REDUCED

## Photos



**VERDURA**  
REALTY, LLC

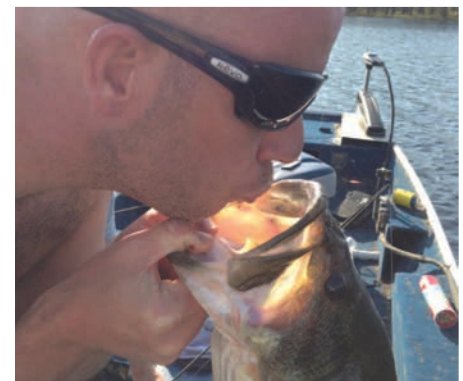
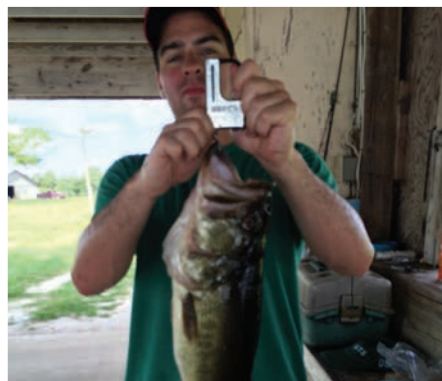
**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: arogers@verduraproperties.com  
[www.VerduraProperties.com](http://www.VerduraProperties.com)

Please note that while all information is believed to be reliable, none is guaranteed.

# Hartford Lake

PRICE REDUCED

## Fishing Photos



**VERDURA**  
REALTY, LLC

**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)

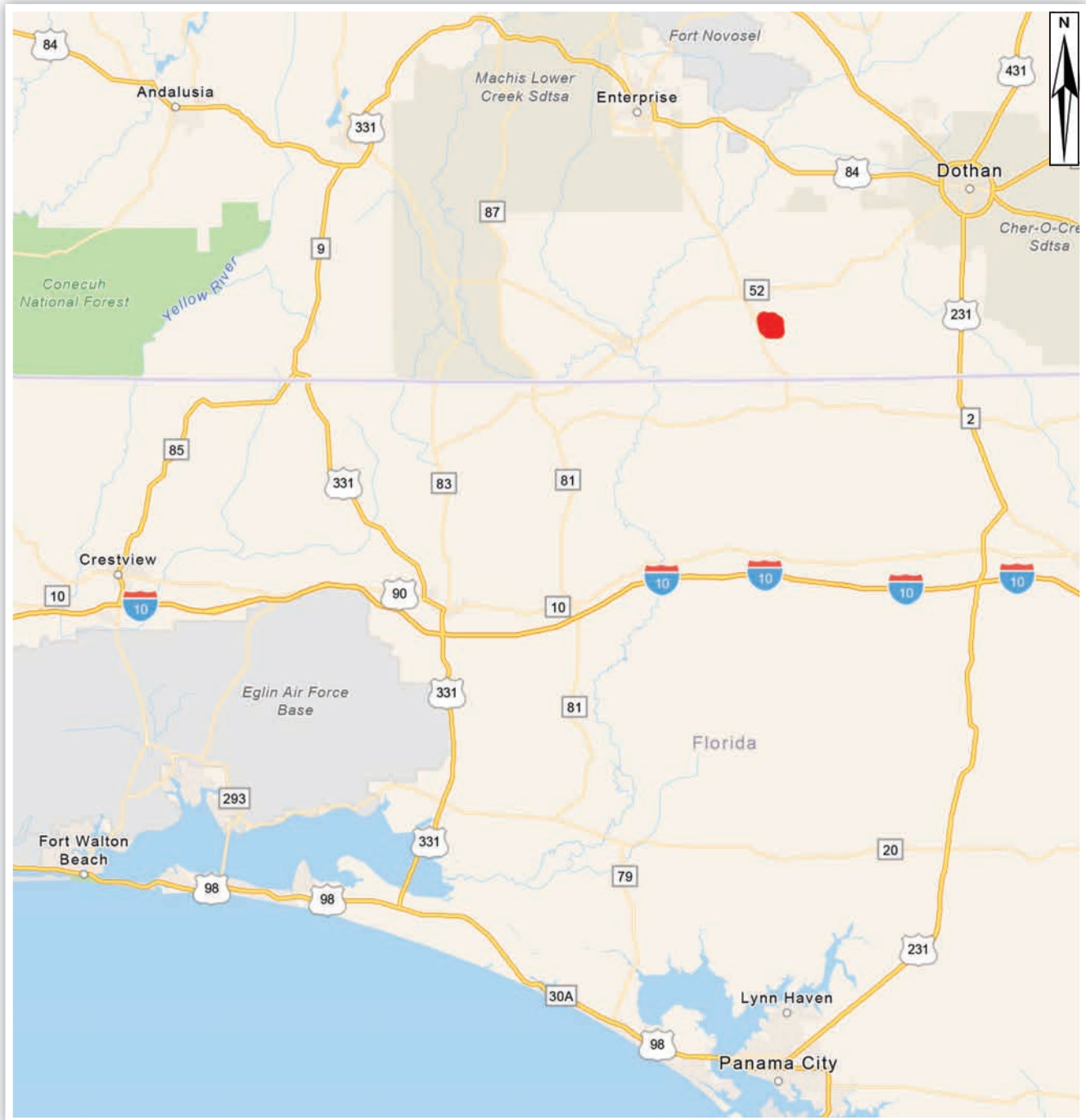
Please note that while all information is believed to be reliable, none is guaranteed.



# Hartford Lake

PRICE REDUCED

## Location - Zoomed Out



**VERDURA**  
REALTY, LLC

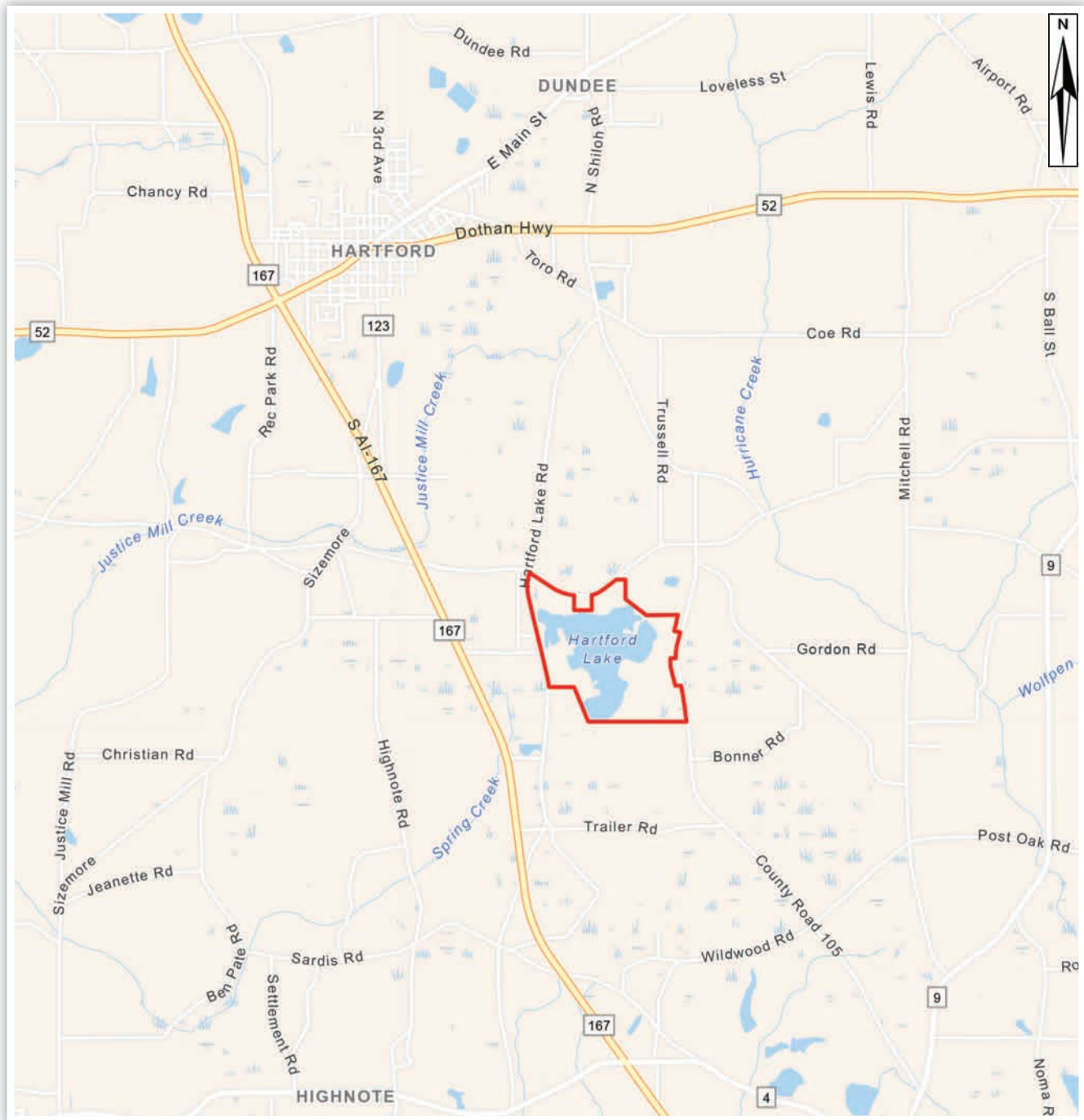
**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: arogers@verduraproperties.com  
[www.VerduraProperties.com](http://www.VerduraProperties.com)

Please note that while all information is believed to be reliable, none is guaranteed.

# Hartford Lake

PRICE REDUCED

## Location - Zoomed In



**VERDURA**  
REALTY, LLC

**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: arogers@verduraproperties.com  
[www.VerduraProperties.com](http://www.VerduraProperties.com)

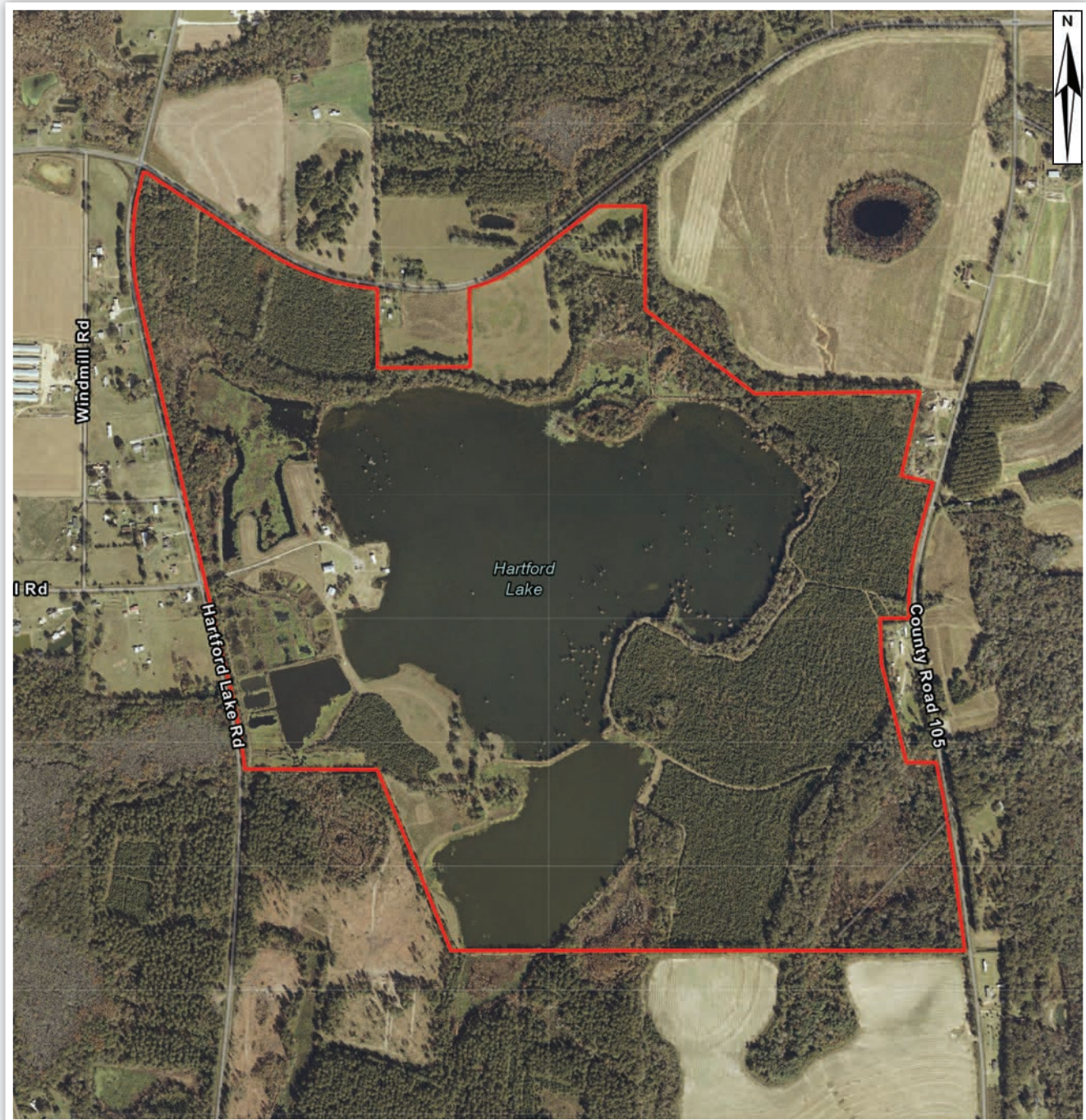
Please note that while all information is believed to be reliable, none is guaranteed.



# Hartford Lake

PRICE REDUCED

## Aerial



**VERDURA**  
REALTY, LLC

**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: arogers@verduraproperties.com  
[www.VerduraProperties.com](http://www.VerduraProperties.com)

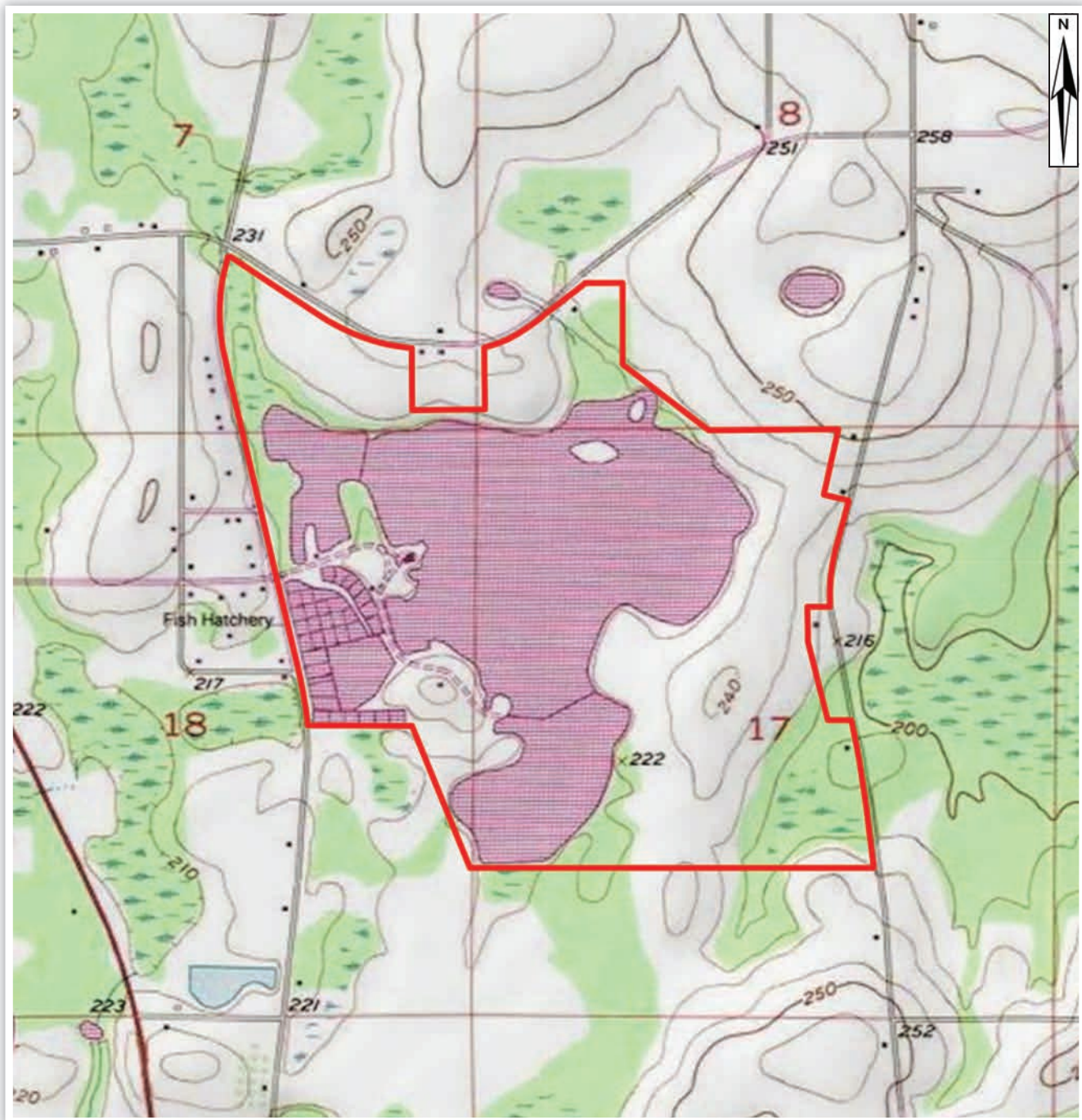
Please note that while all information is believed to be reliable, none is guaranteed.



# Hartford Lake

PRICE REDUCED

Topo



**VERDURA**  
REALTY, LLC

**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: arogers@verduraproperties.com  
[www.VerduraProperties.com](http://www.VerduraProperties.com)

Please note that while all information is believed to be reliable, none is guaranteed.