

SUGAR CREEK TROPHY FARM

2,145 ACRES | CHEROKEE COUNTY, ALABAMA




HAYDEN
OUTDOORS
REAL ESTATE

SUGAR CREEK TROPHY FARM

OVERVIEW

LAND

IMPROVEMENTS

RECREATION

AGRICULTURE

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& CLIMATE

LOCATION

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OVERVIEW



WELCOME TO SUGAR CREEK TROPHY FARM



QUICK FACTS

2,145 Acres

Farm

Hunting

Ranch

Recreational

Timberland

Waterfront

Welcome to Sugar Creek Trophy Farm, a rare gem located in Northeastern Alabama. Spanning approximately 2,145 acres, this remarkable property offers unparalleled opportunities for hunting, fishing, recreation, and income generation. Boasting world-class white-tailed deer hunting, excellent turkey hunting, waterfowl hunting, and an impressive bass lake, this legacy farm is a truly special offering.

LAND

Sugar Creek encompasses approximately 2,145 acres, with around 1,800 acres enclosed by over 11 miles of high-quality, 8-foot game fencing. The landscape features predominantly Loblolly and Shortleaf pine timber, complemented by hardwood bottoms. The fence is set slightly off the property line, leaving a 50-foot right-of-way for ease of maintenance. The property is protected by a conservation easement, with approximately 90 acres of building envelopes.



IMPROVEMENTS



The centerpiece of the property is an extraordinary 13-bedroom, 14-bathroom home, capable of comfortably hosting 25-30 guests. Ideal for large events and retreats, the home overlooks the breathtaking 160-acre lake. The patio offers stunning “on the water” views, and a covered three-slip boathouse, each with its own boat lift, adds convenience. The boathouse also includes a large storage room and walk-in cooler.



South of the lake, you’ll find a large, well-maintained SBS shop, featuring a two-bedroom, one-bathroom apartment. Additionally, the property benefits from over two miles of underground power, providing easy access to electricity throughout. The road system is extensive and meticulously maintained, allowing easy travel across the property by side-by-side vehicles or larger options.





RECREATION



Sugar Creek has been carefully managed to offer exceptional trophy-quality white-tailed deer hunting, with no expense spared on ensuring top-tier genetics. The property currently holds multiple trophy deer. With over 15 large food plots, protein supplement feeders, and ample water sources, the deer here have everything they need to thrive. Each food plot is equipped with Texas Hunter Products protein feeders and elevated Boss box blinds for optimal hunting experiences.

There are 3 approved interior breeder pens that compliment 2 larger pens which provide additional management opportunities for white-tailed deer. The property also offers prime Eastern turkey hunting, with excellent habitat supported by pine ridges, hardwood bottoms, minimal predation, and abundant food sources. Bobwhite quail populations are also present, and with continued management, their numbers could thrive in this habitat.

The professionally managed 160-acre lake is a haven for trophy bass, crappie, and bream. With 8+ pound bass regularly caught, it's a fishing paradise. The property is also located in the Mississippi Flyway and is home to a large number of ducks during the winter. Two new waterfowl hunting blinds have been strategically placed according to regular wind patterns and habitat to ensure optimal hunting opportunities.



AGRICULTURE



Two Zimmatic irrigation pivots support agricultural activities on the property. The north side of the lake features a 46-acre pivot planted in soybeans, while the south side boasts a 18-acre pivot planted in new alfalfa.

REGION & CLIMATE

Centre, Alabama, enjoys an average annual rainfall of about 52 inches, with the wettest months being March and April. The region is characterized by rolling hills and lush forests, offering a peaceful, rural setting. The climate is classified as humid subtropical, with hot, humid summers (mid-90s) and mild winters (low 30s to mid-50s).



LOCATION



LOCATION

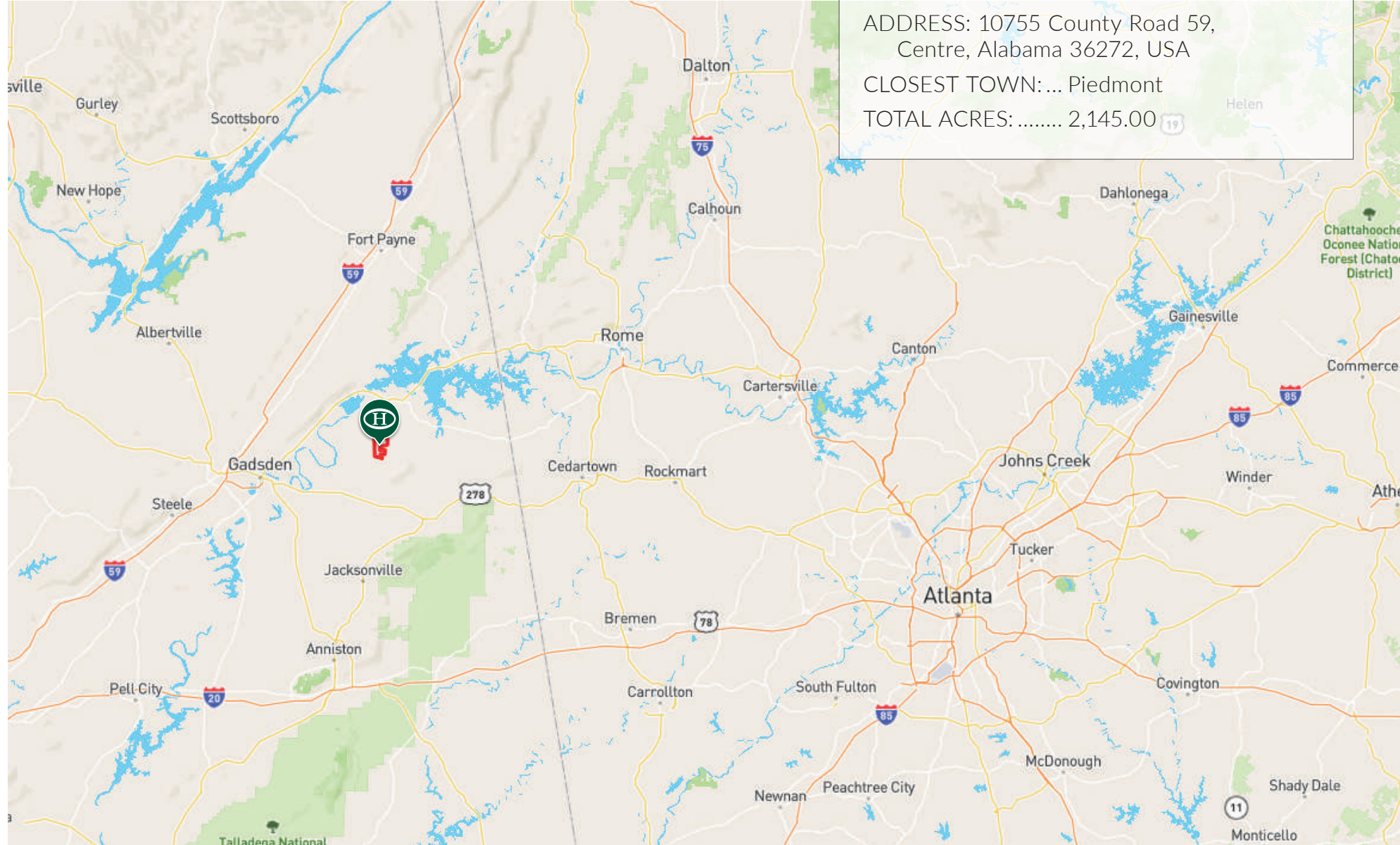
Centre, Alabama, is conveniently located near several major cities:

- Anniston: 1 hour
- Birmingham: 1 hour 20 minutes
- Huntsville: 1 hour 45 minutes
- Atlanta: 2 hours

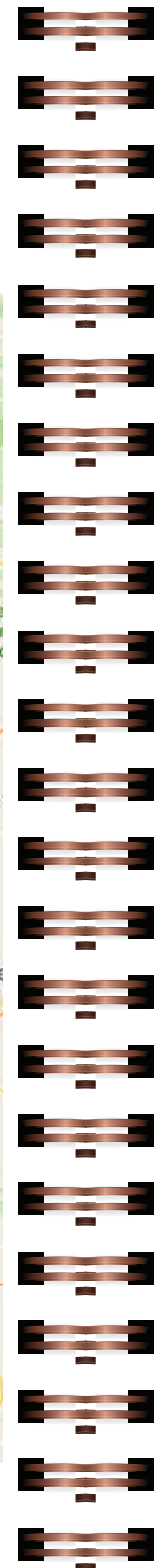
For air travel, there are multiple nearby airports:

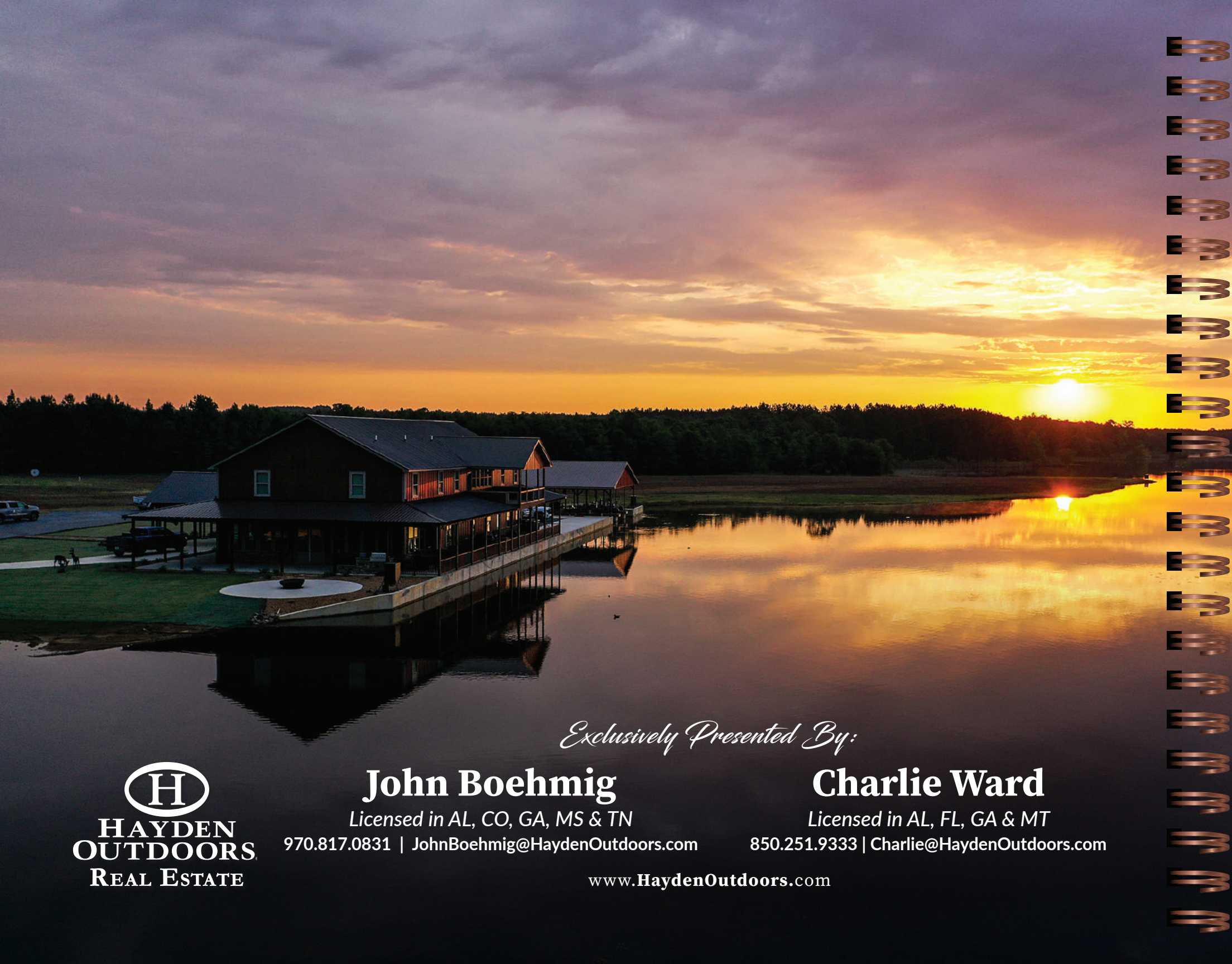
- Centre Regional (15 minutes): 5,500 ft runway
- Gadsden Airport (30 minutes): 6,800 ft runway
- Anniston Airport (1 hour): 7,002 ft runway

MAPPING



SUGAR CREEK TROPHY FARM
ADDRESS: 10755 County Road 59,
Centre, Alabama 36272, USA
CLOSEST TOWN: ... Piedmont
TOTAL ACRES: 2,145.00





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