

Country Home or Getaway

Picture yourself in this three bedroom brick house, located on a rural 1+ acre site. This house is perfect for a secluded retreat for relaxing, hiking, fishing and horseback riding or a wonderful country home.



This unique property is on the edge of the Barbour County Wildlife Management Area, which offers year-round hiking and riding (non-motorized vehicles only). It feels remote, but is less than 1/2 mile from the Mt. Andrews community and only 6 miles from the town of Midway, with good roads all the way to the door. Because of this hard to find location, one secluded acre feels like 100.

Built in 1979, this brick home is in great shape. It has three bedrooms, a living room with decorative fireplace, a large country kitchen (kitchen & dining room), bath, and laundry area. The house has county water and electricity, central heat and air conditioning, and is less than 1,000 feet from a fire hydrant.

Specifications

Address:	74 Judge Road Midway, Alabama 36053	Government - Bullock County
Construction:	<ul style="list-style-type: none"> - Ranch home built in 1979 - Brick over wood frame construction - Fully enclosed crawlspace with storage access door - FHA-approved construction - 1,016 sq ft house - ___ sq ft covered porch on concrete slab 	Emergency - 911 - Bullock Co Sheriff's Office 334-738-2670
Indoor Space:	<ul style="list-style-type: none"> - Country Kitchen/Dining Room includes new refrigerator, almost new electric range, built in cabinets and sink, ceiling fan light and other overhead lights, vinyl flooring, and plaster walls. - Living Room includes wood paneling, large picture window, coat closet, brick-front wood-burning fireplace insert, vinyl parquet-wood flooring. - Hallway includes linen closet and doors to three bedrooms and bath/laundry area. - Each bedroom included closet (master bedroom has double-wide closet), carpet. - Laundry includes washer and dryer hook-ups, overhead light and access to HVAC and water heater. - Bathroom includes fiberglass shower/tub, sink and toilet. 	Utilities - Electric Alabama Power Company - Water Mt. Andrews Water Auth. - Telephone Union Springs Telephone Co. - Propane Community Propane Gas Co. - Garbage Pick-up Bullock Co Commission

Asking Price \$73, 736

Country Home or Retreat

Photo Gallery



Approach down a shady drive



New board fence along front road



Front yard and view of covered front porch



Front showing part of driveway gate



Barbour County Wildlife Management Area is open year-round to hiking



Back yard showing HVAC unit and satellite dish. Small pond is farther to the right.

Country Home or Retreat



Small lagoon pond near the house



Rheem Central Unit for heating and cooling is about 15 months old. Electric air conditioning and propane heat.



Country kitchen has a new refrigerator, almost new range and built in cabinets. Vinyl flooring.



Living room has paneling throughout and a working brick fireplace insert.



Paneled hallway connecting the three bedrooms, bath and laundry areas.
Electric water heater is only __ years old.



Old home place currently used as storage building, but could be restored as guest house or hunting club house.

Country Home or Retreat

Resources and Additional Information

Bullock County Area

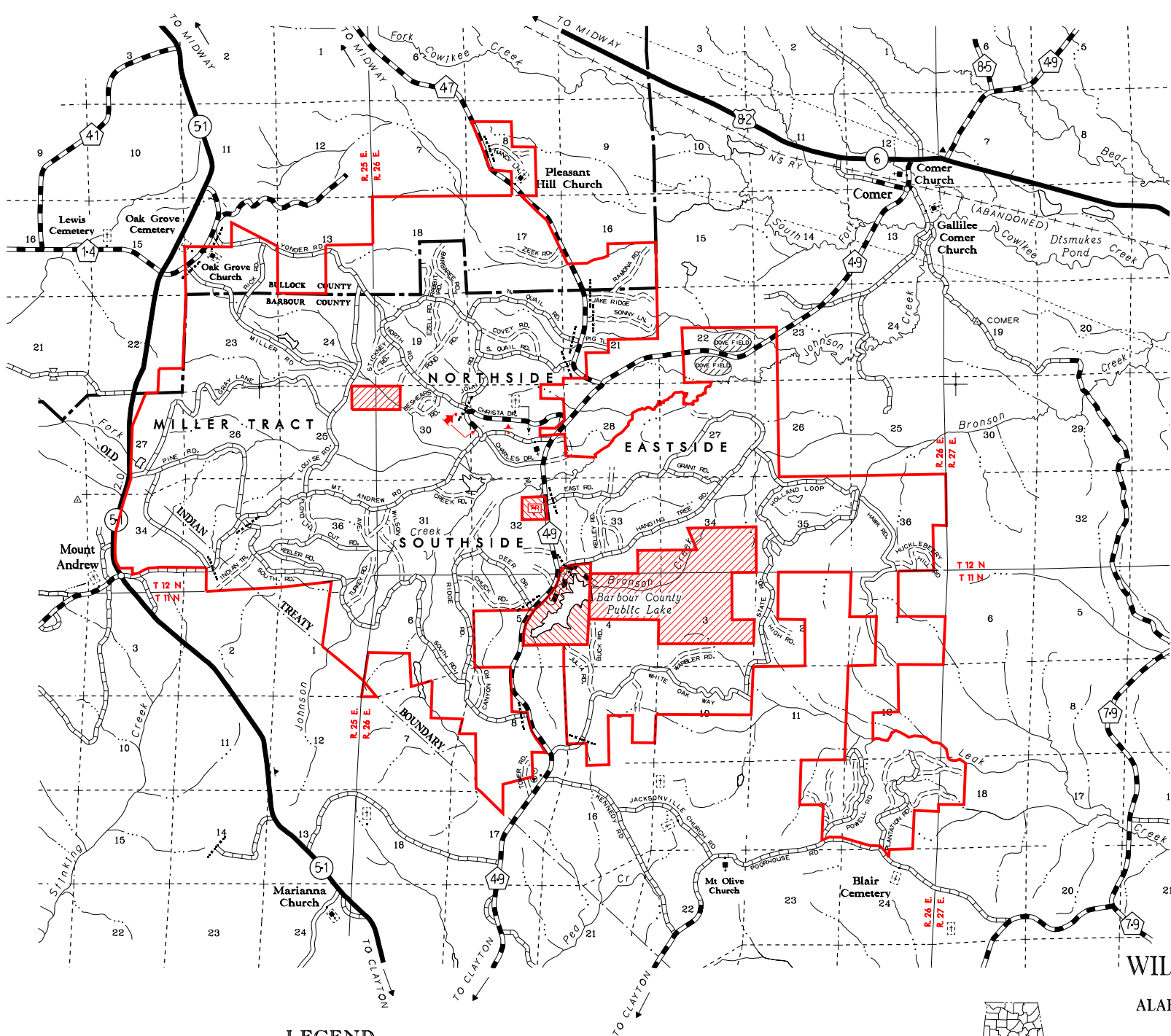
Union Springs, Bullock County Tourism Web Site - www.unionspringsalabama.com

Union Springs Bullock County Chamber of Commerce – www.usacoc.com

Barbour County Wildlife Management Area

Info at <http://www.outdooralabama.com>

Map is attached.



This map is your permit to hunt all game in accordance with the seasons, rules, and regulations listed hereon. EXCEPT for gun deer, and primitive weapons deer hunting. A separate gun deer and primitive weapons deer hunting permit will be issued at the checking station on the dates of these hunts. This permit must be signed and in your possession to be valid.

Signed _____

Date _____

A separate trapping permit will be issued by the area manager.

DUO TO THE SCALE OF THIS MAP THE ALABAMA DEPARTMENT OF CONSERVATION AND ITS AFFILIATES ASSUME NO RESPONSIBILITY FOR INACCURACIES IN ROAD ALIGNMENTS, CONFIGURATION OF INTERSECTIONS, AND OTHER RELATED DATA.

BOUNDARIES ARE PLOTTED USING ALL AVAILABLE DESCRIPTIONS AT DATE OF REVISION. THE ALABAMA DEPARTMENT OF CONSERVATION ENGINEERING SECTION CANNOT ACCEPT RESPONSIBILITY FOR INACCURACIES RESULTING FROM UNOBTAINABLE OR UNKNOWN DATA.

THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, AGE, GENDER, NATIONAL ORIGIN OR DISABILITY IN ITS HIRING OR EMPLOYMENT PRACTICES NOR IN ADMISSION TO, ACCESS TO, OR OPERATIONS OF ITS PROGRAMS, SERVICES OR ACTIVITIES. THIS PUBLICATION IS AVAILABLE IN ALTERNATIVE FORMATS UPON REQUEST.

SPECIAL BUCK HARVEST SIZE RESTRICTIONS APPLY



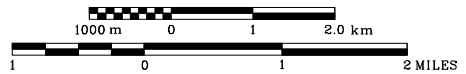
BARBOUR COUNTY WILDLIFE MANAGEMENT AREA

PREPARED BY THE
 ALABAMA DEPARTMENT OF CONSERVATION
 AND NATURAL RESOURCES
 ENGINEERING SECTION
 IN COOPERATION WITH THE
 DIVISION OF WILDLIFE
 AND FRESHWATER FISHERIES
 FOREVER WILD LAND TRUST
 AND THE GRAVES FAMILY
 A WILDLIFE RESTORATION PROJECT

LEGEND

- | | | | |
|----------------------------|-------|---------------------------------|-------|
| PRIMITIVE ROAD | ----- | MANAGEMENT AREA BOUNDARY | ----- |
| UNIMPROVED ROAD | ----- | PRIVATE LAND | ----- |
| GRADED AND DRAINED ROAD | ----- | SAFETY ZONE (NO HUNTING) | ----- |
| GRAVEL, STONE OR SOIL ROAD | ----- | CAMP | ▲ |
| PAVED STATE ROUTE | ----- | CHECKING STATION (HEADQUARTERS) | ▲ |
| OTHER PAVED ROADS | ----- | OBSERVATION OR LOOKOUT TOWER | ▲ |
| GATE (SEASONAL) | ----- | TARGET RANGE | ----- |

SCALE



BARBOUR WILDLIFE MANAGEMENT AREA
(Barbour and Bullock Counties)
ALABAMA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
WILDLIFE AND FRESHWATER FISHERIES
Hunting Regulations – September, 2007- August, 2008

Antlered bucks taken on WMAs count toward season limit of 3 antlered bucks

PERMITS: Season permits for small game, archery, and turkey may be obtained from self-service box at checking station. Permits requested by mail should be made to Area Biologist Adam Pritchett, 188 Christa Drive, Midway, AL 36053 (Telephone [334] 529-3222). Request must include current hunting license number and large self-addressed, stamped envelope. All deer hunters (including archery) during the gun, youth, and primitive weapons deer hunts shall be issued a hunting permit and shall report in and out at the checking station located at the area headquarters. All deer and turkey killed shall be reported to personnel at the checking station which will open no later than 5:00 a.m. Trapping permits may be obtained only from area biologist. Roads are closed seasonally from May 1 to September 1 but will be closed as needed. **NOTE: A State Hunting License*, management area permit, and Wildlife Management Area (WMA) License* are required when hunting deer, turkey or waterfowl on any wildlife management area. Either a State Hunting License, a WMA License, or a Wildlife Heritage License is required when using a WMA shooting range. *A Wildlife Heritage License is valid in lieu of State Hunting and WMA Licenses on a WMA for all small game hunting, except waterfowl.**

Special Buck Size Harvest Restrictions Apply.

HUNTING DATES:

DEER:	(Youth)	Stalk Hunting Hunters' Choice (except spotted fawns - one deer per day): Nov 10
	(Gun)	Stalk Hunting Antlered Bucks Only: Nov 23-24; Dec 6,7,8; Dec 12,13,14,15; Jan 2,3,4,5; Jan 16,17,18,19 On each hunt, a predetermined percentage of the permits issued will be Hunters' Choice permits (except spotted fawns – Buck restrictions apply – two deer per day maybe harvested - only one of which maybe an antlered buck).
	(Archery)	Stalk Hunting Hunter's Choice (except spotted fawns – Buck restrictions apply - one deer per day): Oct 13-Jan 31 . (Must obtain deer permit on days of gun hunts – No hunting on day of youth deer hunt)
	(Primitive Weapons)	Stalk Hunting Hunters' Choice (except spotted fawns – Buck restrictions apply - two deer per day maybe harvested – only one of which maybe an antlered buck): Nov 15-16; Jan 21-22
TURKEY:	(Youth)	Mar 8 (daylight until 12:00 noon CST).
	(Physically Disabled)	Mar 14 (daylight until 12:00 noon CST).
	(Regular)	Mar 15-Apr 30 (daylight until 12:00 noon CST).
SQUIRREL & RABBIT:		Oct 1-Feb 29 (except on days of gun, youth, and primitive weapons deer hunts). Fox squirrel season closed during February.
RACCOON, OPOSSUM, & FOX:		Sept 1-Feb 29 No hunting on nights preceding days of and nights of gun, youth, and primitive weapons deer hunts. Fox hunting-dogs only-no weapons.
QUAIL:		Nov 15-Feb 29 (except on days of gun and primitive weapons deer hunts).
WATERFOWL:		State Season (except on days of gun and primitive weapons deer hunts).
DOVE:		State Season Saturdays, Sundays, and Wednesdays only (12:00 noon until sunset except on days of gun & primitive weapons deer hunts).
WOODCOCK & SNIPE:		Dec 18-Jan 31 (except on days of gun, deer, and primitive weapons deer hunts).
TRAPPING:		Jan 15-Feb 20 (except on days of gun and primitive weapons deer hunts).

BAG LIMITS: DEER - Hunter's Choice Gun and Primitive Weapons Hunts (either sex except spotted fawns – bucks only with at least 3 points on at least one antler - two deer per day maybe harvested – only one of which may be an antlered buck) Hunter's Choice Archery (either sex except spotted fawns) Bucks only with at least 3 points on at least one antler- 1 a day. TURKEY (Gobblers only) - 1 a day; 5 per season; SQUIRREL- 8 a day; RABBIT- 8 a day; RACCOON- 5 per person per day; OPOSSUM- No Limit; FOX- 1 a day; QUAIL- 12 a day; WATERFOWL- State Limit; DOVE- 12 a day; WOODCOCK- 3 a day; SNIPE- 8 a day.

PERMITTED FIREARMS & BOW AND ARROW:

Deer:	Stalk Hunts:	Centerfire rifles that have been plugged or otherwise incapable of holding more than 11 cartridges and using mushrooming and/or expanding type ammunition or shotguns using slugs only or muzzle loading rifles .40 caliber or larger, or centerfire handguns with a minimum 4 inch barrel length
Primitive Weapons:		Use only muzzle loading rifles, muzzle loading shotguns, or bow and arrow. Rifles to be .40 caliber or larger; shotguns to use pumpkin balls only. Firearms must be incapable of holding more than one charge per barrel.
Turkey:		Shotguns using No. 2 shot or smaller and bow and arrow.
Dove, Woodcock & Snipe:		Shotguns using No. 2 shot or smaller.
Squirrel & Rabbit:		Shotguns using No. 4 shot or smaller, .22 caliber or smaller rimfire firearms, and muzzle loading rifles .40 caliber or smaller, or rifles operated by air.
Quail:		Shotguns using No. 4 shot or smaller.
Raccoon & Opossum:		Shotguns using No. 4 shot or smaller, .22 caliber or smaller rimfire firearms only during Daylight Hours. State Law & Regulations apply. Nighttime Hours.
Fox:		Dogs Only – No Weapons
Trapping:		Standard .22 caliber rimfire firearms only during daylight hours only. All trappers must conform with all State laws and regulations pertaining to trapping.
Duck:		State and Federal regulations apply.

On all scheduled hunts, except fox hunting, bow & arrow and crossbows shall be legal for hunting. Broadhead points will be legal only during scheduled deer and turkey hunts. Bows & arrows must conform with State Regulations on specification.

WHEN ARCHERY HUNTING, IT SHALL BE UNLAWFUL FOR ANY PERSON TO CARRY OR POSSESS ANY FIREARMS.

IT SHALL BE UNLAWFUL:

- To hunt, trap, use dogs, possess firearms, ammunition, traps or bow and arrow without a valid permit. A permit is valid only during scheduled management area seasons during legal hunting hours and only with weapons and ammunition permitted for hunting the wildlife listed on permit.
- To use dogs for stalk hunting of deer or for turkey hunting.
- To use dogs for hunting, training or any purpose from March 1 to the opening of the following fall gun season.
- For any person under 16 years of age to hunt on the management area unless accompanied by a licensed hunter at all times.
- For any person to carry firearms in or on vehicle with ammunition in the magazine, breech or clip attached to firearms, or black powder weapons with primer, cap or flash powder in place.
- To camp in the management area except in designated sites. **Campers using generators must camp in site designated for generator use.** Individuals or groups may camp on the management area for a period not to exceed nine (9) days in any 30-day period. Campfires must be extinguished before departing. No warming fires shall be permitted away from camping area.
- To kill or willfully molest any species of wildlife except those designated for hunting. However, this regulation shall not apply to bobcat, feral swine, and coyote which may be killed during all scheduled management area hunts, during daylight hours only, that occur during the dates of the gun deer and turkey seasons for the county or counties in which the management area is located, when possessing a valid permit and using weapons and ammunition that are legal for such designated hunts.
- To discharge fireworks at any time.
- To discharge firearms for target practice except on the designated range.
- To hunt or discharge firearms within 150 yards of any camping area, dwelling, dam or timber operation, or within 100 yards of any public road, highway, or within a posted safety zone, or within one-half mile of a church on Sunday.
- To use fire to smoke out game.
- To transport deer killed during the gun and primitive weapons hunts from the management area before being examined at the checking station for scientific data.
- For any person except authorized personnel to operate any motor driven vehicle behind, under or around any locked gate, barricaded road or sign which prohibits vehicular traffic.
- For any unauthorized person at any time to operate a motor scooter, motorcycle, trail bike, or any motor driven vehicle on the management area except on regularly used roads open for public use by four wheel vehicle traffic. **ATVs may not be operated on fire-lanes, boundary line ROWs or on any other area not designated as a regularly used road.**
- For any person to hunt deer on days of scheduled gun or primitive weapons hunts without wearing a vest containing a minimum 144 square inches of hunter orange color, or either a full size hunter orange hat or cap. The hunter orange must be of solid color, except for a small logo on the front of the cap, and visible from any angle.
- For any person except authorized personnel to block or otherwise stop traffic on any road by parking a vehicle in such a way that passage around the vehicle is impossible.
- To deposit, distribute or scatter grain, salt, litter, or any other materials on management area prior to receiving approval from the Department of Conservation and Natural Resources.
- For any person to damage or remove any trees, crops or other plants, dirt, gravel or sod from management area without legal authorization.
- To erect or use a permanent tree stand or scaffold on management area without written permission from the landowners. **No elevated stands may be used within 50 yards of the Management Area boundary line.**
- To hunt from an elevated stand or platform without attaching themselves to the tree or platform with a safety harness, rope, or strap capable of supporting their weight.
- To bring campers to the management area before September 1 unless approved by special permit issued by the area biologist and/or to leave campers on the area after sundown on the first Sunday following April 30th. All campers left unattended overnight must display owner's name, address, and telephone number.**

NOTE: Administrators of the hunt shall have the right to distribute the hunters and to inspect all vehicles or other equipment while on the areas. **The Department of Conservation and Natural Resources and landowners who are making the hunting possible, hereby put each hunter on notice that he hunts at his own risk and the Department of Conservation and Natural Resources and such landowners shall not be responsible for any accidents or injuries that may occur.**

IN COOPERATION WITH THE GRAVES FAMILY.

YOUTH HUNT: Youth must be less than 16 years old. Supervisors must be 25 years old or older and must be properly licensed.