

Hartford Lake Fishing & Hunting with House

2625 Hartford Lake Rd, Hartford, Alabama 36344

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Sale Price

\$3,600,000

Offering Summary

Acreage:	518 ± Acres
Price / Acre:	\$6,950
State:	Alabama
City:	Hartford
County:	Geneva
Property Type:	Waterfront, Hunting and Recreational, Acreage and Estates

Property Overview

Some land properties are a challenge to describe just how special they are. Pictures help, and so do videos, but for the best of the best in legacy-quality land properties, you really must set foot on such properties to fully appreciate them. The 518 ± acre turnkey Hartford Lake property is that type of property.

The property namesake, Hartford Lake, is a professionally managed 190 ± acre pristine spring-fed cypress lake located in the heart of the property, and is one of the largest private lakes in Alabama. Hartford Lake is known as a prime lake for bass, crappie, bream, & catfish.

Improvements include a 4-bedroom, cypress-sided, well-maintained house overlooking the lake and grounds with a wrap-around porch, horse stables, fencing, barns, cookhouse with a brick oven and covered picnic shelter, boathouse, concrete boat ramp, and concrete parking pad for boat trailers and vehicles. Furnishings and equipment included.

To learn more about this truly one of a kind property, please visit the Saunders Real Estate website for more property details, pictures, video, maps, and more.



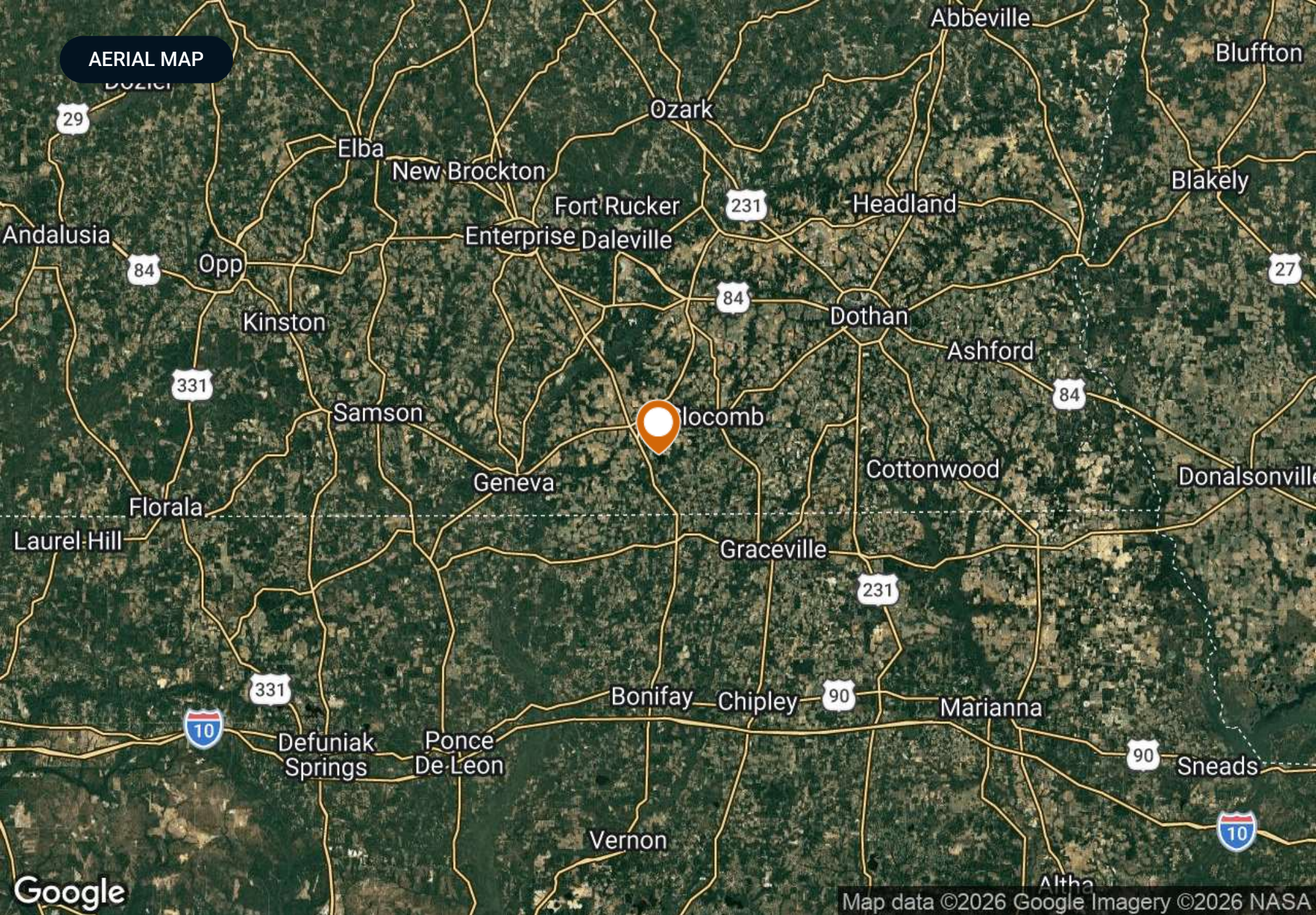
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	± 281 acres wetlands (lakes, ponds, wetlands); ± 237 acres uplands
Taxes & Tax Year:	\$2812.79 for 2025 (Source: Seller)
Lake Frontage / Water Features:	190 acre private Hartford Lake, plus additional lakes and ponds.
Water Source & Utilities:	Power, Well, Septic
Road Frontage:	± 1.9 miles of paved road frontage
Nearest Point of Interest:	The nearest point of interest is on the property, that being Hartford Lake. Panama City Beach is ± 75 miles from the property.
Fencing:	Yes
Current Use:	Fishing & hunting property with house and other improvements.
Structures & Year Built:	House (1990); Barn/Horse Stables; Other Barns; Cookhouse; Boathouse
Survey or Site Testing Reports:	Surveyed in 2013 (517.826 Surveyed Acres). Plat available.

AERIAL MAP

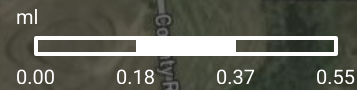
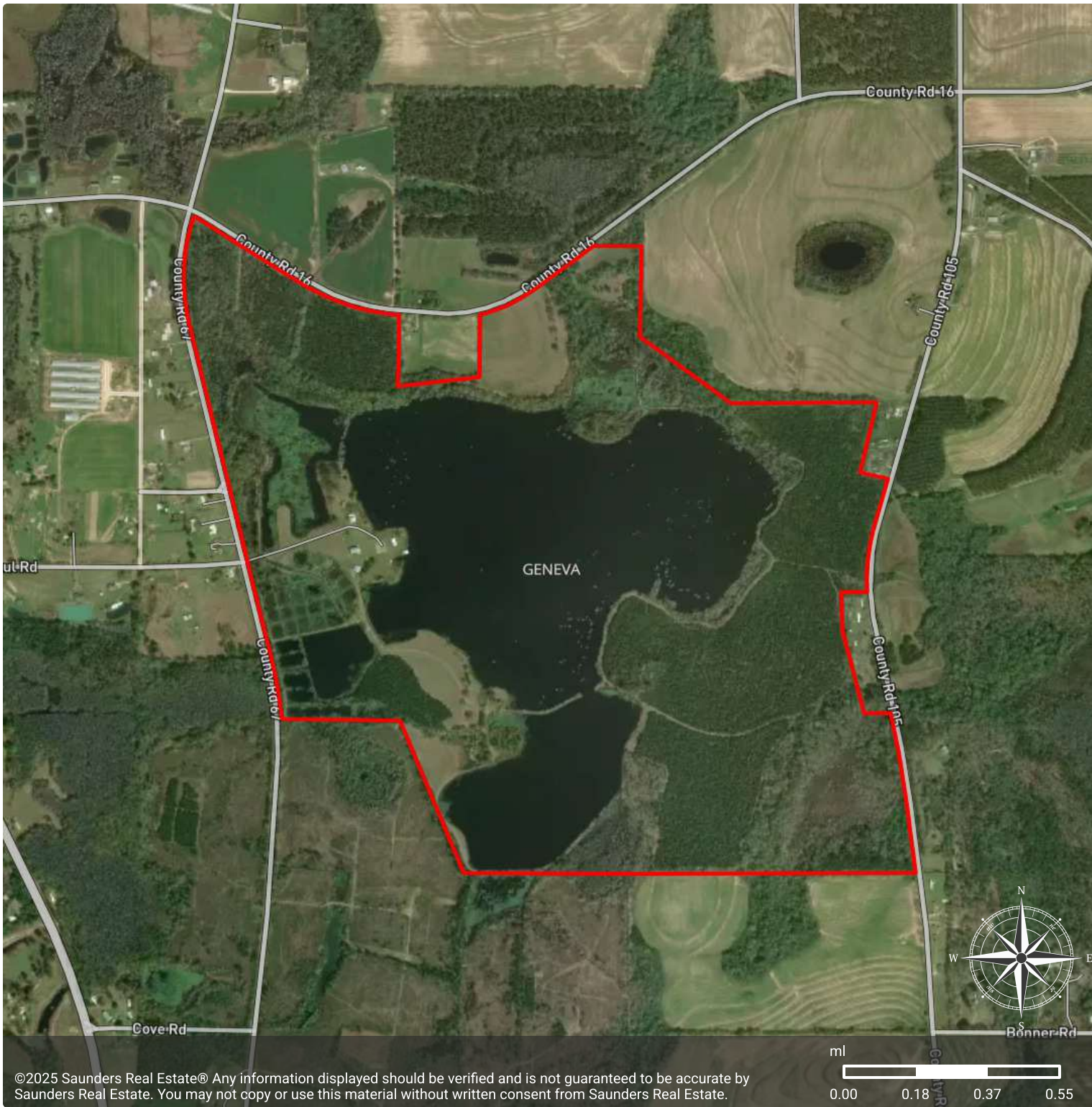


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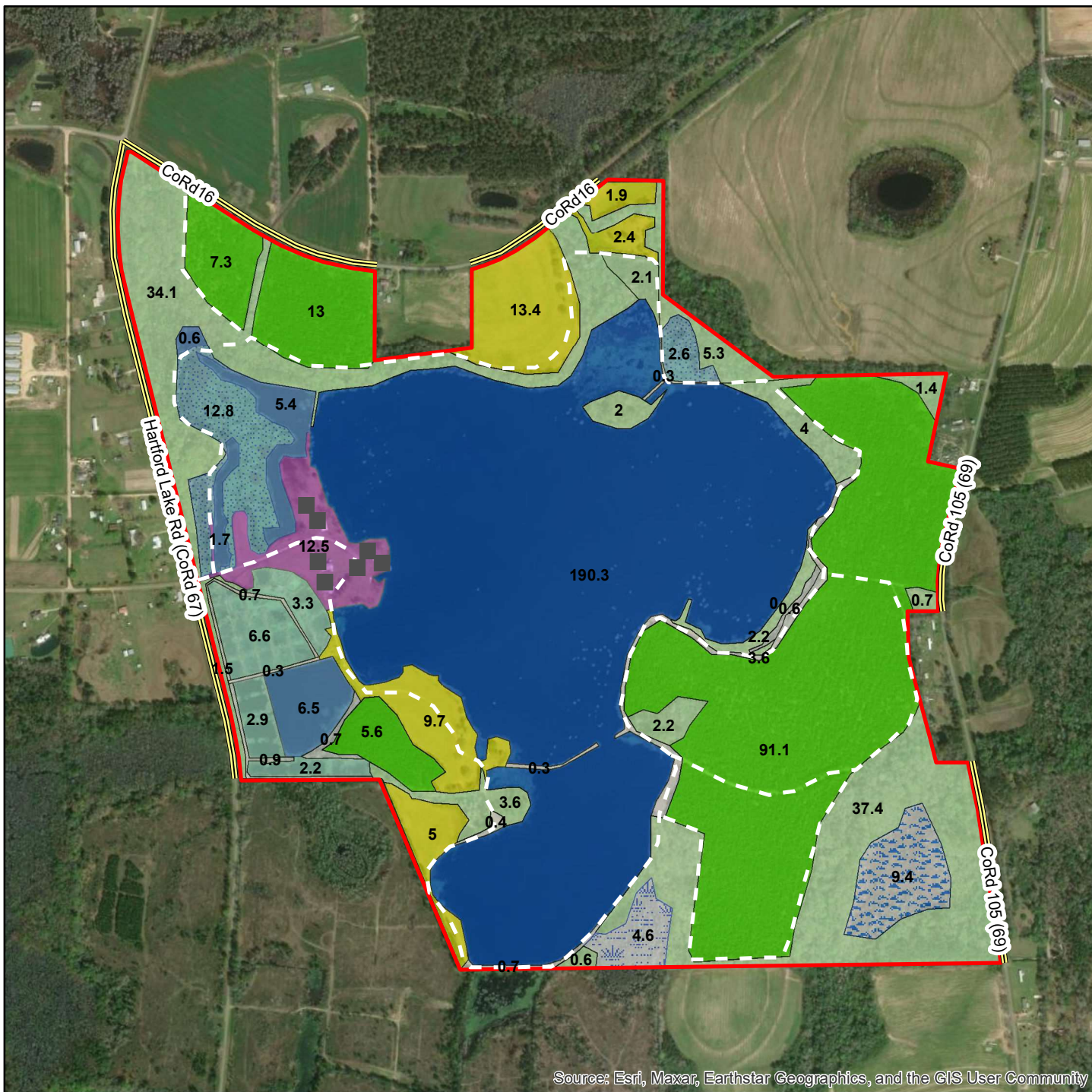
Map data ©2026 Google Imagery ©2026 NASA

Hartford Lake

- County
- Boundary, ± 517.826 Surveyed Acres
- Location



Hartford Lake Geneva County, AL 517.826 Surveyed Acres



Legend

- Structures
- == Road, Paved, County, ± 1.9 miles
- Road, Private, ± 5.1 miles
- ▭ Hartford Lake Property

Timber, Acres ±

- Planted, 117.0 ac
- Natural, 97.1 ac
- Natural Cypress Pond, 4.6 ac

Non-Timber, Acres ±

- Hartford Lake (1), 190.3 ac
- Lake (4), 14.1 ac
- Pond (2), 15.3 ac
- Old Hatchery (1), 15.0 ac
- Marsh, 9.4 ac
- Headquarters, 12.5 ac
- Grass Fields, 32.3
- MiscNT, 8.6 ac

Key:

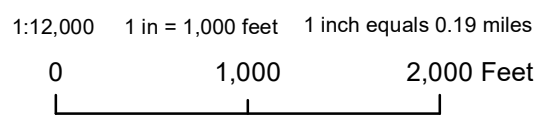
- *± Acres are labeled.
- *Hartford Lake & smaller lakes are generally deeper open waters.
- *Ponds are generally shallow ponds.
- *Old Hatchery is a series of small ponds that used to be a catfish farm.
- *Planted timber is ± 2015 Planted Loblolly Pine
- *Natural Timber is a mix bottomland and Upland, Hardwood/Pine Mix
- *Marsh is freshwater open wetlands.
- *Structures include house, barns, horse stables, boathouse, boat trailer parking pad, other.



Mapped by Mike Matre, ALC, RF, ACF
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Consulting Forester & CEO, Matre Forestry Consulting Inc
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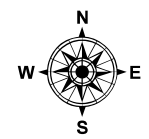
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Date: 3/3/2026
www.matreforestry.com
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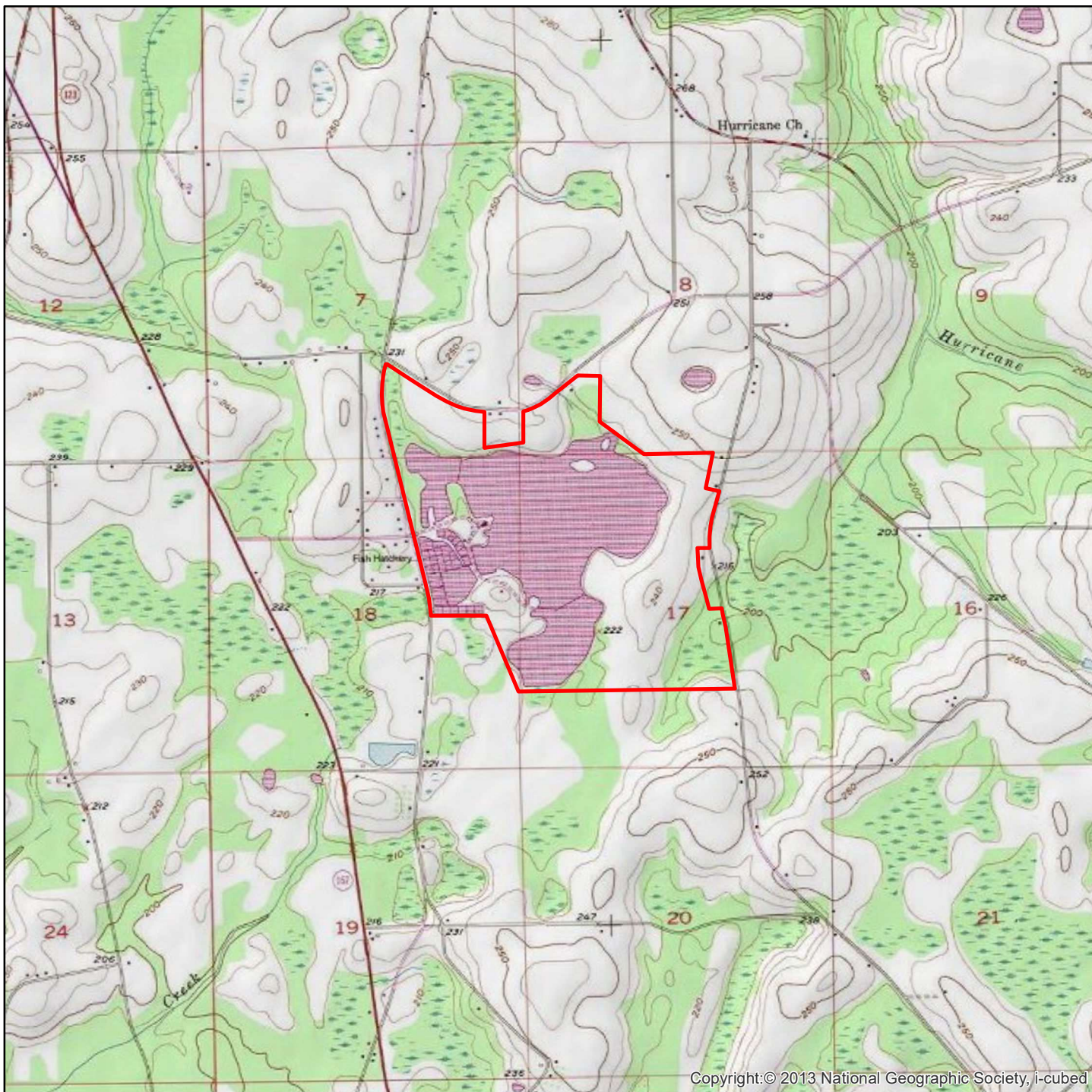



Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped by Mike Matre in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres, unless otherwise indicated.

*This original PDF map file is a GeoPDF and can be used for GPS navigation on a cell phone using the Avenza PDF Map app.



Hartford Lake
Geneva County, AL
517.826 Surveyed Acres



Legend
 Hartford Lake Property



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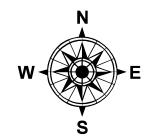
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1:30,000 1 in = 2,500 feet 1 inch equals 0.47 miles
 0 1,000 2,000 Feet

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ADDITIONAL PHOTOS



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ADVISOR BIOGRAPHY



Mike Matre, ALC, RF, ACF

Senior Advisor

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Professional Background

Mike Matre, ALC, RF, ACF is a Senior Advisor at Saunders Real Estate.

Mike currently lives in Leesburg, Georgia with his wife, Joy, and their daughters. Leesburg is located in the heart of Southwest Georgia where land is always in high demand thanks to great wildlife, wildlife habitat, outdoor recreation opportunities, location near the Gulf & Atlantic coasts, soils, water, and markets for timber and agriculture products. Mike grew up in Southwest Georgia in the city of Albany.

Mike specializes in land sales, land acquisitions, land management, land development, land investment analysis, timber sales and appraisal, and complete forestry services. He also runs his own forestry business through Matre Forestry Consulting, Inc., which he founded in 1999.

Mike holds a real estate broker license and a forestry license in Georgia and Alabama. He is also an Accredited Land Consultant, a member of the Association of Consulting Foresters, and a member of the Society of American Foresters. Throughout his career, Mike has become a recipient of the REALTORS® Land Institute APEX Award, a recipient of the UGA Bulldog 100 Award, and a recipient of the Society of American Foresters Award of Excellence in Forestry. He has a Bachelor of Science in Forest Resources and a Minor equivalent in Real Estate/Business from the University of Georgia. Mike is also an officer at Americus Baptist Temple church.

Mike is passionate about helping his clients achieve their land investment goals. On behalf of his clients, Mike has sold over 100 land transactions representing over \$80,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama.

Mike specializes in:

- Acreage and Estates
- Farms and Cropland
- Hunting and Recreational Land
- Timberland



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