



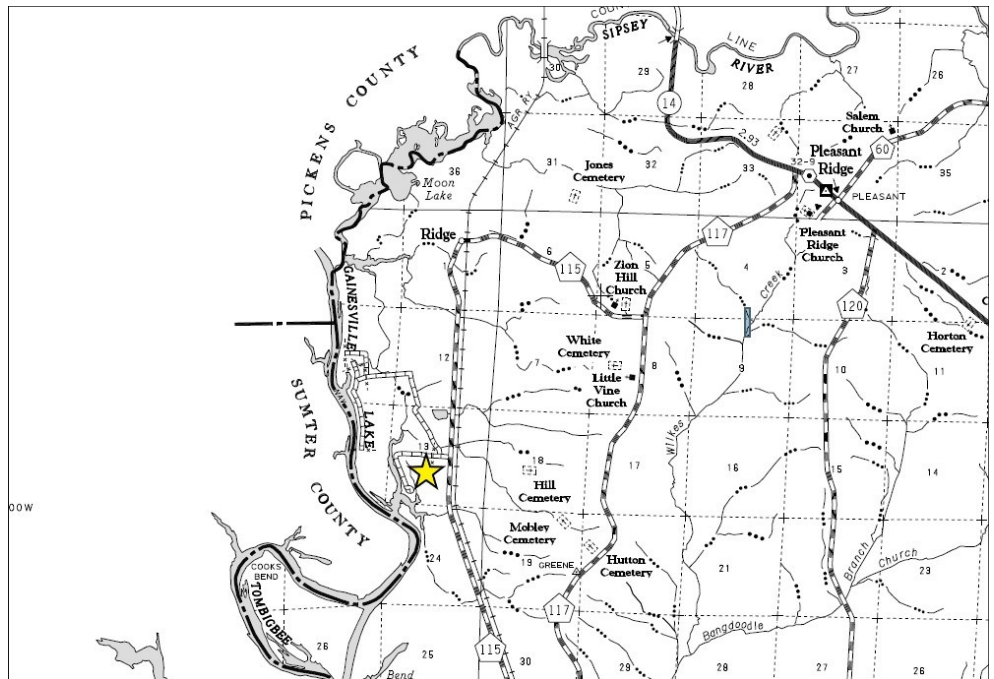
**Mallard Drive Tract**  
 Greene County, AL  
 +/- 57 Acres  
 Timberland / Hunting / Residential  
 \$175,183.00

Section 13, Township 23 North, Range 2 West

P. O. Box 600  
 Gordo, AL 35466  
 205-364-7145  
 Dale Lancaster, Broker

32.9741 -88.156  
 For more info: [www.midsouthforestry.com](http://www.midsouthforestry.com)

Discover the potential of this 57 ± acre timberland tract in scenic Greene County, Alabama. With approximately 48 ± acres recently harvested, this property offers a blank canvas to reforest, allow natural regrowth, or develop into your dream retreat. The remaining acreage boasts mature pine and hardwoods, providing beauty and habitat for wildlife. Located just half a mile from the Tennessee-Tombigbee Waterway, enjoy easy access to fishing, boating, and other outdoor recreation. This tract is ideally positioned with road frontage and access off Mallard Drive, and is conveniently located less than 20 miles from both Aliceville and Eutaw, and only 50 miles from Tuscaloosa. Whether you're seeking investment potential, a recreational getaway, or a rural homestead, this property delivers opportunity and value.



All information furnished is assumed to be accurate and correct. However, neither the property owner nor Midsouth Forestry Services warrant the accuracy of information furnished. Prospective buyers should satisfy themselves as to the accuracy of this information. No representation or warranties are expressed or implied as to the property, its condition, boundaries, access, acres, zoning, condition of title or fair market value.