



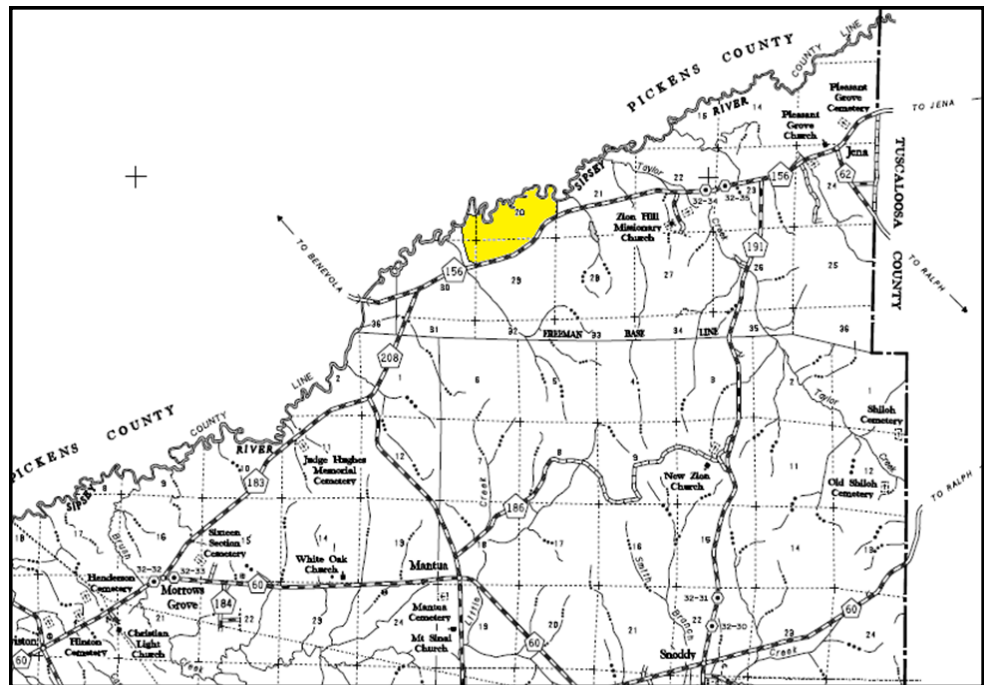
Sipsey #2 Tract
 Greene County, AL
 +/- 453.8 Acres / Timberland / Hunting
 \$1,225,179

Section 19, 20, 29, 30, Township 22 South, Range 13 West
 33.1163, -87.9191

For more information: www.midsouthforestryservices.com

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

453.8 acres of prime timberland in Greene County, Alabama, featuring frontage on the scenic Sipsey River. Located just 17± miles from I-59/20 and Fosters, 30± miles from Tuscaloosa, and 81± miles from Birmingham, this property offers a rare blend of convenience and seclusion. With 227± acres of mature hardwoods, Tupelo Gum, and Cypress sloughs lined with beaver ponds, it's a waterfowl hunter's dream. The tract also includes 143± acres of 2015 pine plantation and 57± acres of versatile recently harvested land—perfect for reforestation, making into pasture, or wildlife habitat. Frontage on paved County Road 156, along with an internal road system and ATV trails, makes access a breeze. Excellent deer, turkey, and small game hunting, plus fishing and camping opportunities, make this a true outdoor enthusiast's haven.



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.