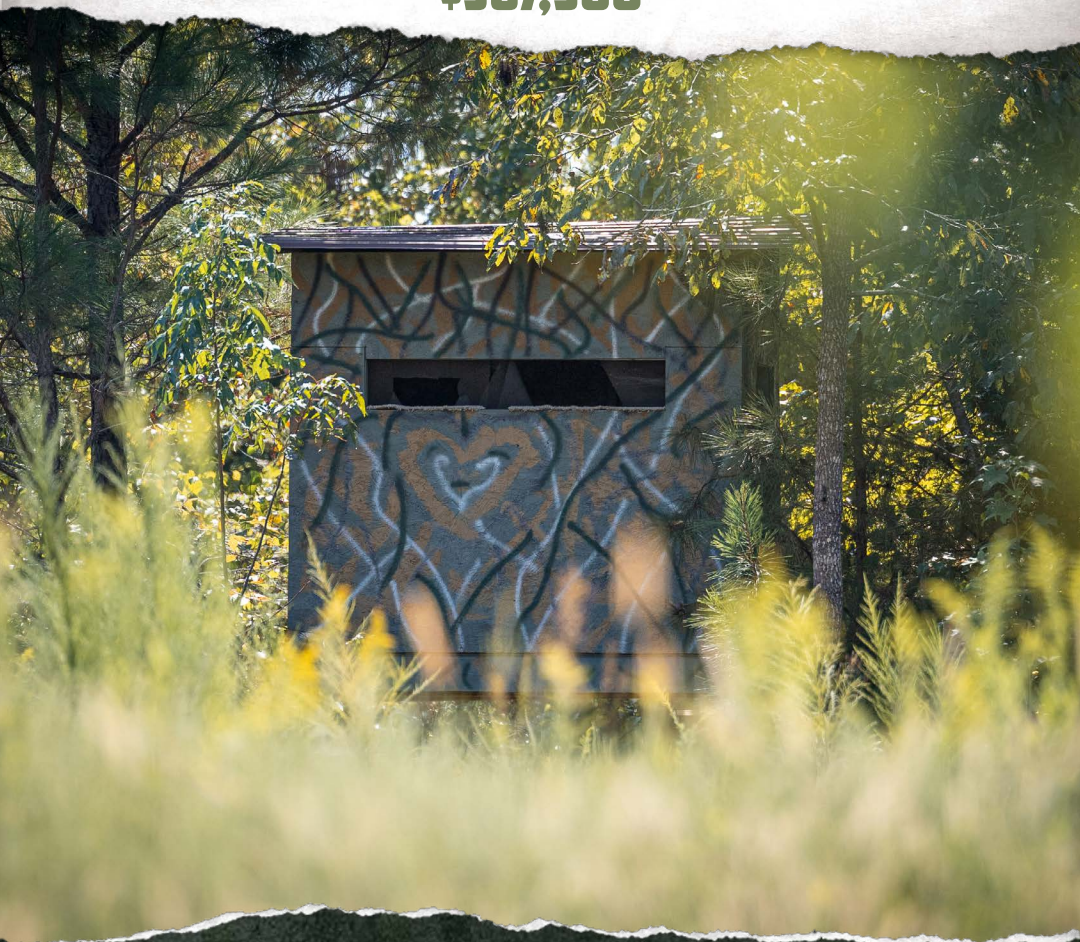




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

98± ACRES
TUSCALOOSA COUNTY, AL
\$367,500



OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE TUSCALOOSA 98

PROPERTY PROFILE

LOCATION:

- Gorgas Road
Berry, AL 35546
- Access via Deeded Easement
- Tuscaloosa County
- 5.9± Miles N of
Northside High School
- 20± Miles SE of Fayette
- 22± Miles N of Northport
- 25.7± Miles NW of the
University of Alabama

COORDINATES:

- 33.526673, -87.619098

PROPERTY USE:

- Hunting
- Investment
- Development
- Potential Agricultural
- Potential Home/Cabin Site

TAX INFORMATION:

- Tax Code 1
- Parcel 03-09-31-0-001-006.000
2025 Taxes: \$270.26
- Parcel 03-09-31-0-001-008.000
2025 Taxes: \$23.57

PROPERTY INFORMATION:

- 98± Acres
- 7-Year-Old Mixed Timber
- 2 Clear Streams & SMZs
- Mature Hardwoods
- Large Food Plot
- Box Stand



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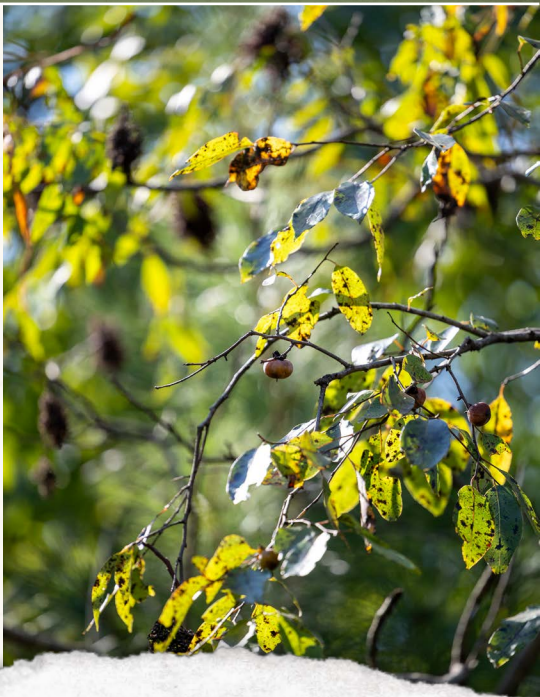
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE TUSCALOOSA 98

WELCOME TO THE TUSCALOOSA 98, LOCATED JUST OUTSIDE NORTHSIDE, ALABAMA, IN TUSCALOOSA COUNTY OFF GORGAS ROAD. Whether you're looking for a private country homeplace, a family retreat with room for multiple homesites, a weekend getaway, or a hunting property, this 98± acre tract gives you the space and flexibility to make it your own.

The property is accessed by a deeded easement from Gorgas Road for ingress, egress, and utilities. Most of the timber consists of approximately 7-year-old natural regeneration, but the real highlight of this property is the two Hardwood Stream Management Zones (SMZs) that run through it. These areas follow creeks that feed into Boone Creek and feature clear, rock-bottom streams surrounded by large hardwoods and beautiful white oaks.



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MORE ABOUT THE TUSCALOOSA 98

For the hunter, the property already has a box blind and a large food plot in place, but there is plenty of room to add additional food plots, stands, and trails and really make this tract your own. There is ample deer sign throughout these hardwood bottoms, making those creek areas a natural draw for wildlife and a great setting for hunting. For someone looking for a homesite, the acreage provides plenty of room and privacy while still being conveniently located just outside Northside. The property is located in the Northside School Zone.

There is so much to work with, and the best part may be that you don't have to start from scratch. With the access already in place, utilities available through the deeded easement, established hunting improvements and some beautiful hardwood creek bottoms, and a perc test already completed, the Tuscaloosa 98 is ready for someone with a vision to come in and turn it into exactly what they want.

If you've been looking for acreage in the Tuscaloosa, Alabama, area with hunting potential, hardwoods, clear-running creeks, and room to build your own place, this 98± acre tract is worth a look.

**Call Shawn Simpson today to schedule a private showing
and experience #TheSmallTownWay!**



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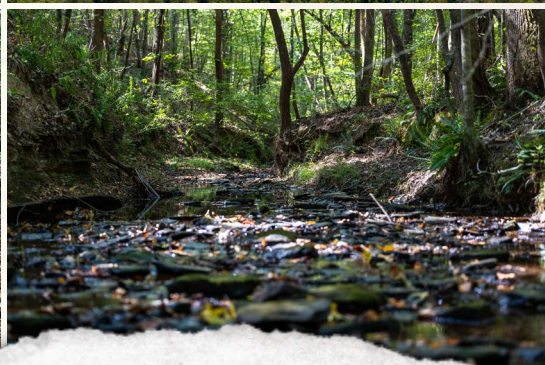
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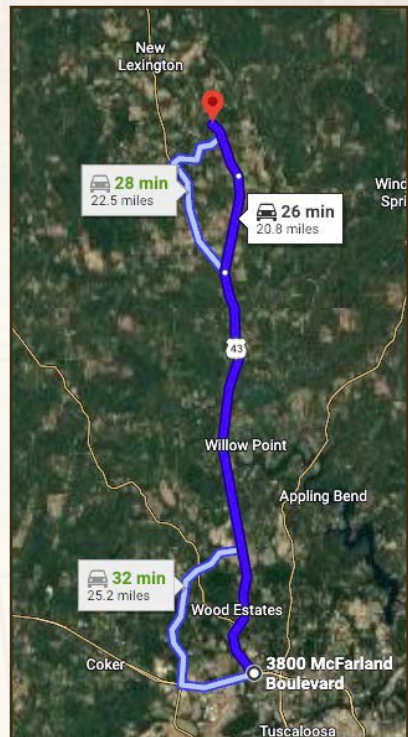
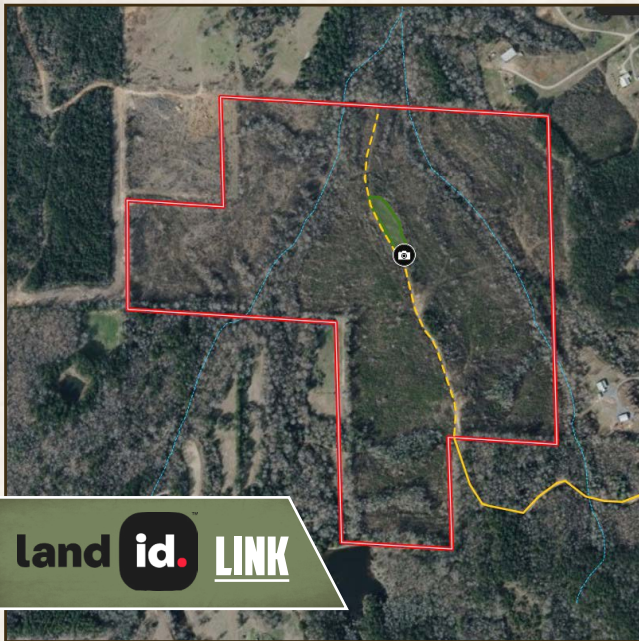
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98± ACRES

TUSCALOOSA COUNTY, ALABAMA



Directions From the Northport Civic Center in Tuscaloosa, AL:
Travel north on Highway 43 for 15.1 miles. Take a slight right onto Gorgas Road and continue for 3.6 miles. Take a slight left to proceed on Gorgas Road for 2.1 more miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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