

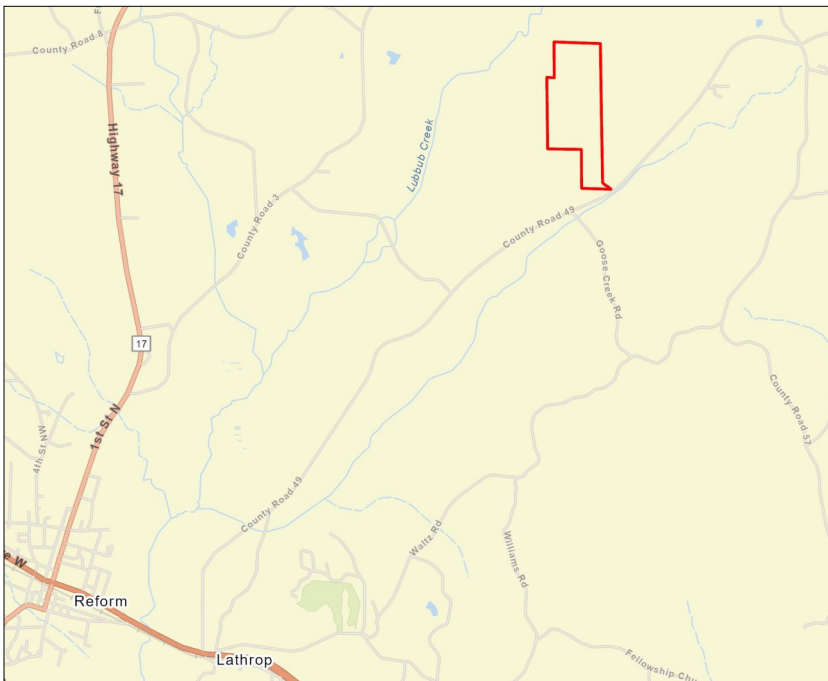


Pickens G&E 194 +/- Acre Tract
Pickens County, AL
+/- 194 Acres
Timberland / Hunting / Recreation
\$388,000.00

Sections 1 and 12, Township 19 South, Range 14 West
33.4200, -87.9512

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

For more info: www.midsouthforestry.com



This 194 +/- acre timberland tract in Pickens County, Alabama offers an excellent combination of timber investment, hunting, and recreation. Located on County Road 49 (Elmore Road), the property is approximately 5 miles from Reform, 19 miles from Millport, 35 miles from Tuscaloosa, and 34 miles from Columbus, Mississippi. The tract includes approximately 85 +/- acres of 2018 pine plantation, 40 +/- acres of 2024 pine plantation, and 69 +/- acres of natural pine and hardwood timber. A good internal road system provides convenient access throughout the property, while established wildlife food plots enhance its hunting potential. Deer and other wildlife make this an outstanding recreational tract. Power and water are available nearby, adding potential for future improvements or a hunting camp.



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.

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