

Texas Creek | 278+/- Acres in Tuscaloosa County  
Milldale Road  
Brookwood, AL 35444

**\$813,304**  
278± Acres  
Tuscaloosa County



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Brookwood, AL / Tuscaloosa County**

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**SUMMARY**

**Address**

Milldale Road

**City, State Zip**

Brookwood, AL 35444

**County**

Tuscaloosa County

**Type**

Hunting Land, Timberland, Undeveloped Land, Recreational Land

**Latitude / Longitude**

33.304487 / -87.225282

**Acreage**

278

**Price**

\$813,304

**Property Website**

<https://thelandcrafters.com/detail/texas-creek-278-acres-in-tuscaloosa-county/tuscaloosa/alabama/110123/>



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### **PROPERTY DESCRIPTION**

Located less than an hour from both Birmingham and Tuscaloosa, this exceptional 278-acre tract in Tuscaloosa County offers the perfect combination of recreation, investment potential, and accessibility.

An extensive internal road system provides easy access throughout the property, allowing you to comfortably explore every corner of the tract. Several established food plots are already in place, creating excellent opportunities for deer and turkey hunting while enhancing the property's overall recreational appeal.

The timber consists of healthy 8 to 10-year-old planted pines that were professionally site prepared, resulting in well-managed stands with undesirable hardwood competition kept under control. This thoughtful management has created outstanding wildlife habitat while positioning the property for future timber value.

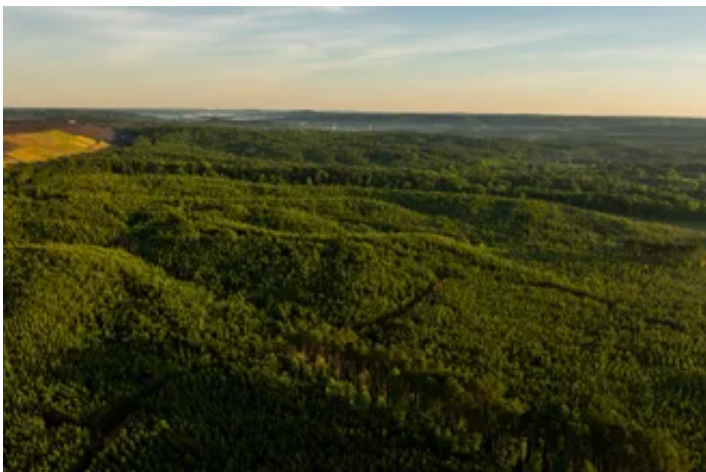
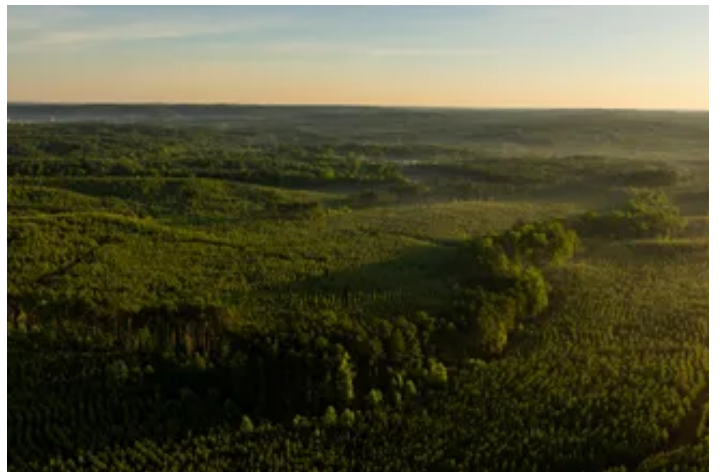
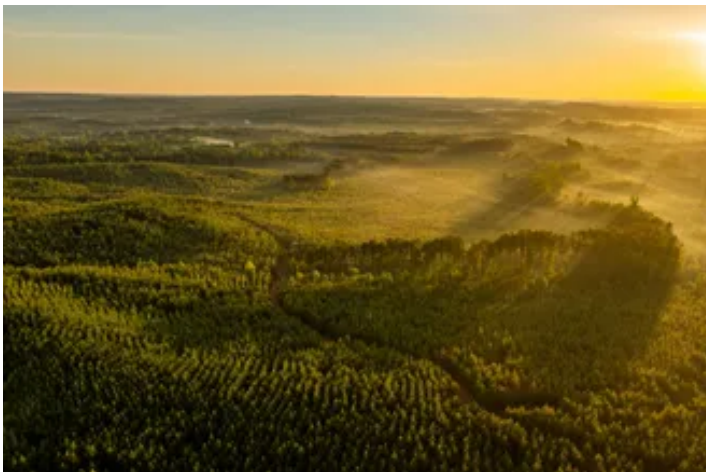
Power and water are available, making this property well-suited for a future homesite, hunting camp, or weekend getaway. Whether you're looking to build a permanent residence or establish a private retreat in the heart of Alabama's outdoors, the infrastructure is already in place to get started.

Whether you're searching for a premier hunting property, a long-term timber investment, or a private retreat within easy reach of Birmingham and Tuscaloosa, this tract offers a rare combination of features that are increasingly difficult to find.

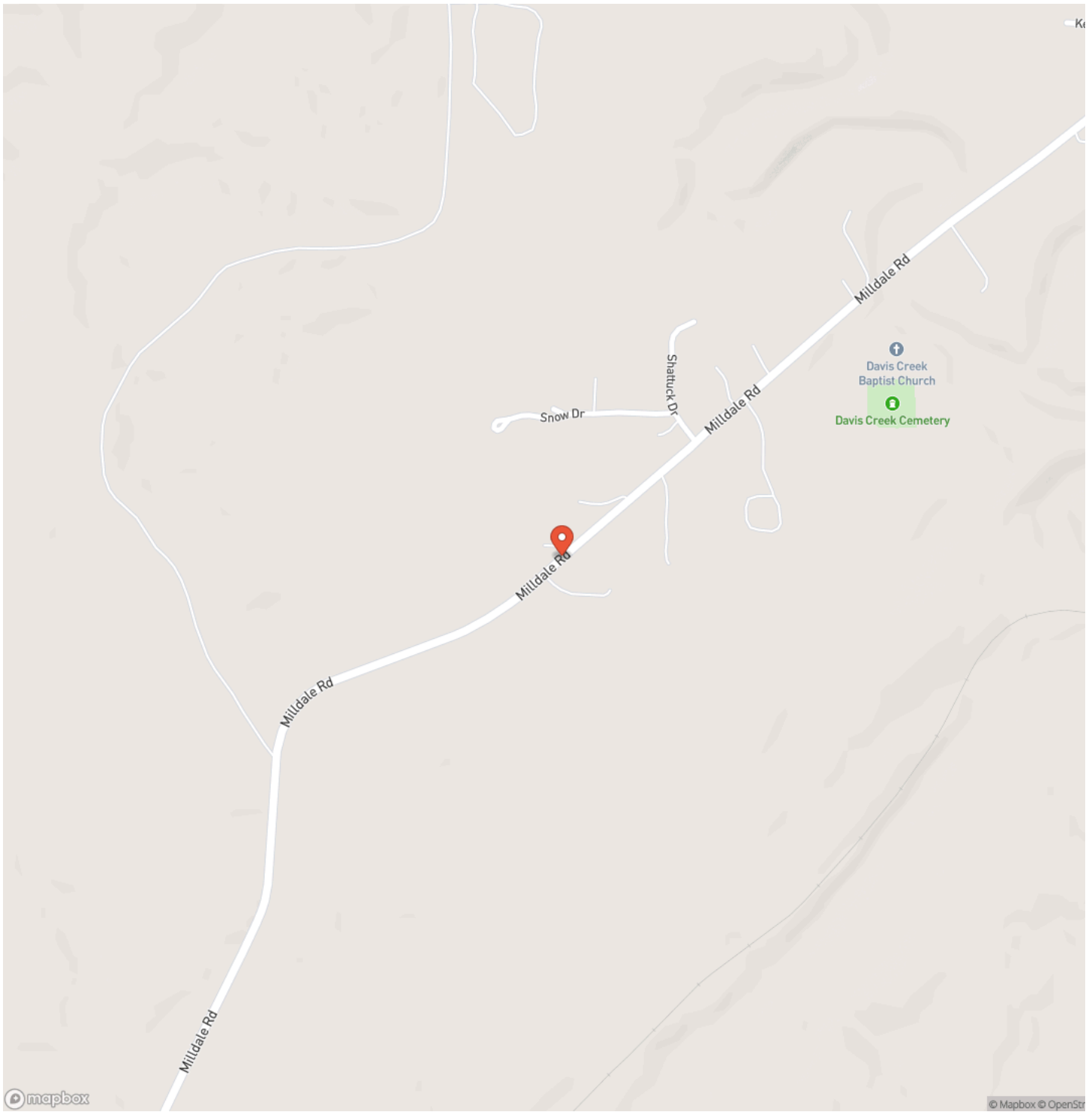
278 acres of opportunity, investment potential, and some of the finest outdoor recreation Alabama has to offer.

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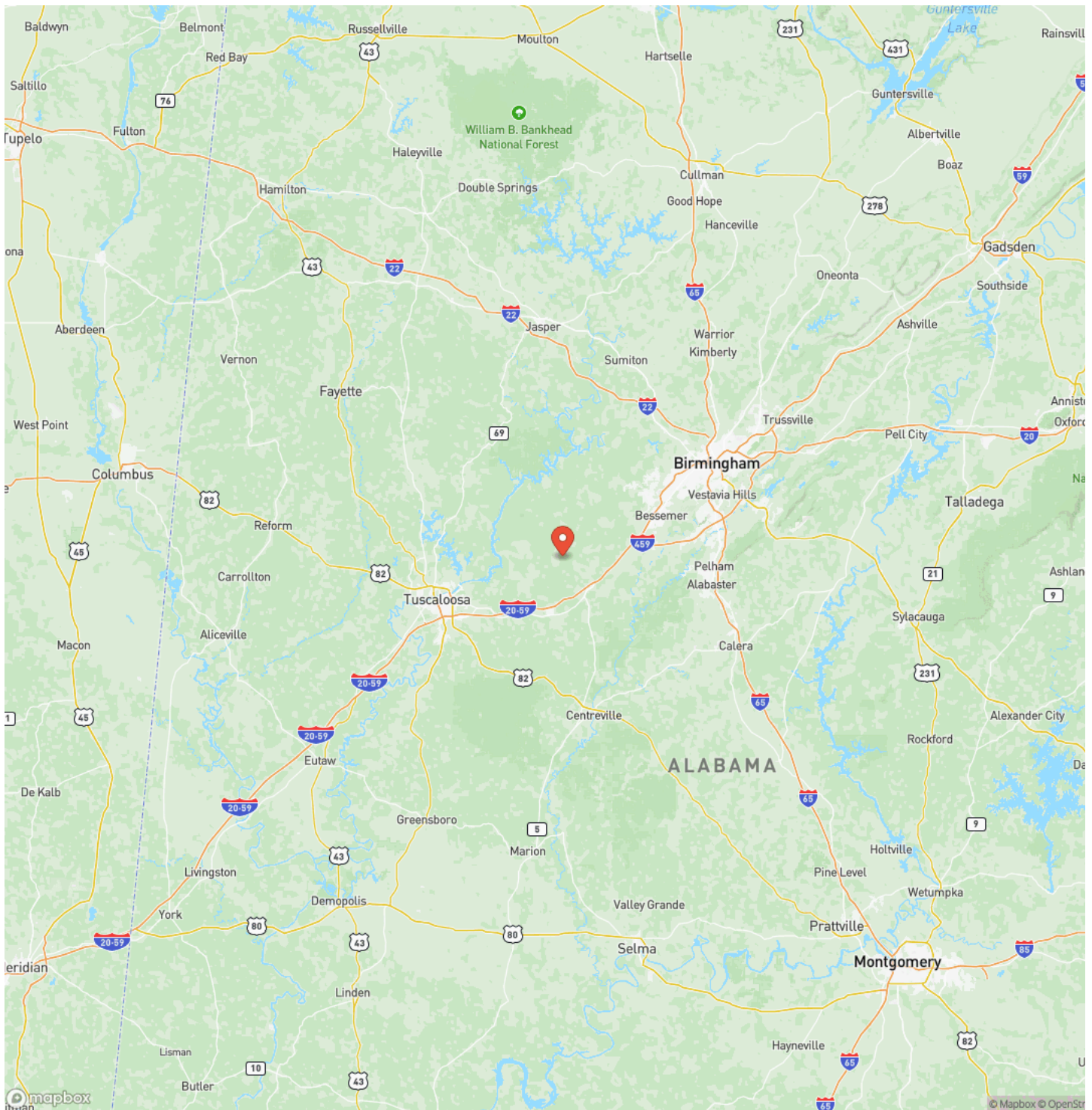
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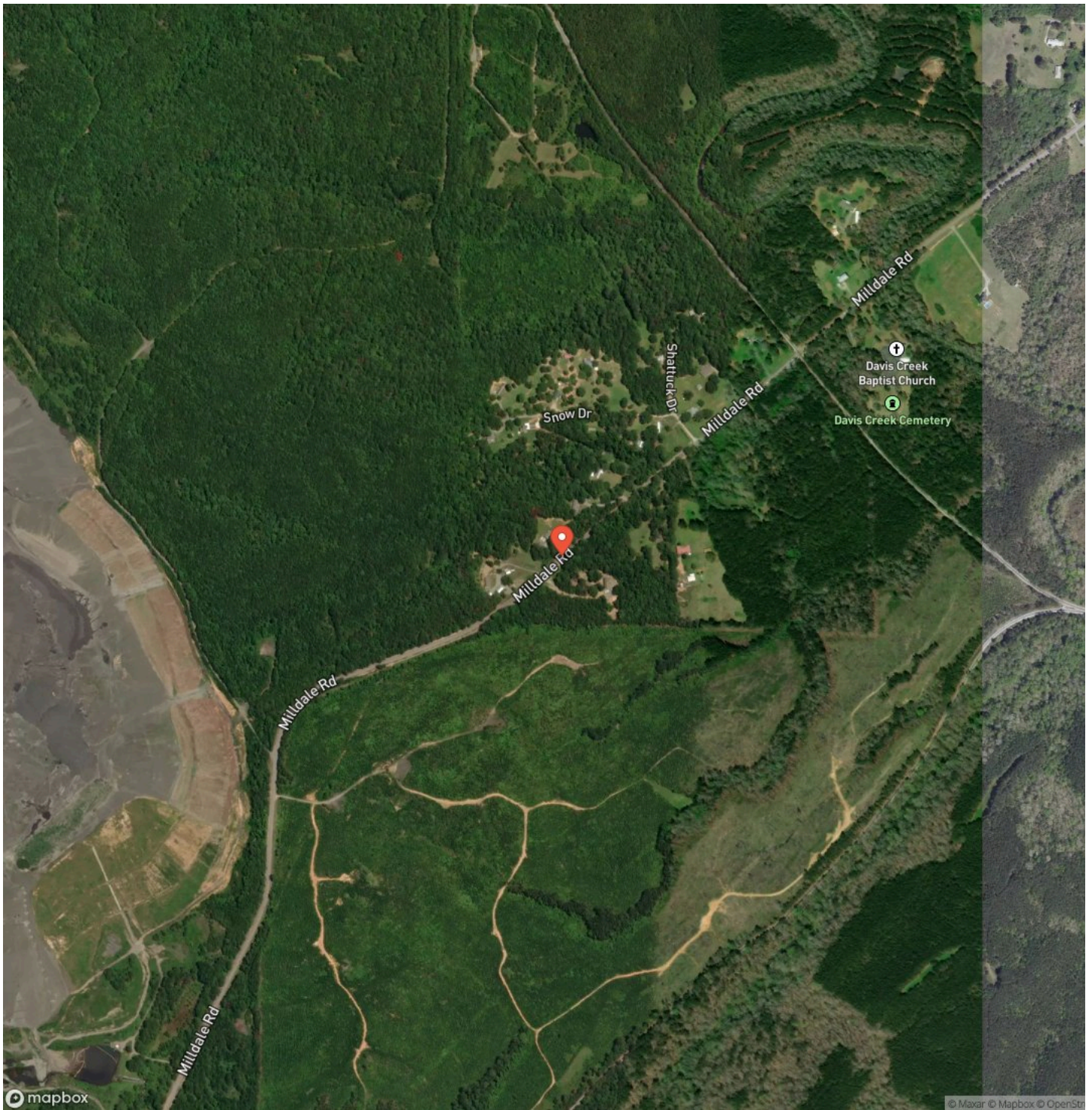
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Alabama Land Crafters**  
4373 Marler Road  
Pike Road, AL 36064  
(334) 277-6501  
<https://thelandcrafters.com/>

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