



Bugs Lake East Tract

Fayette County, AL

+/- 242.34 Acres

Timberland / Hunting / Residential

\$617,968.00

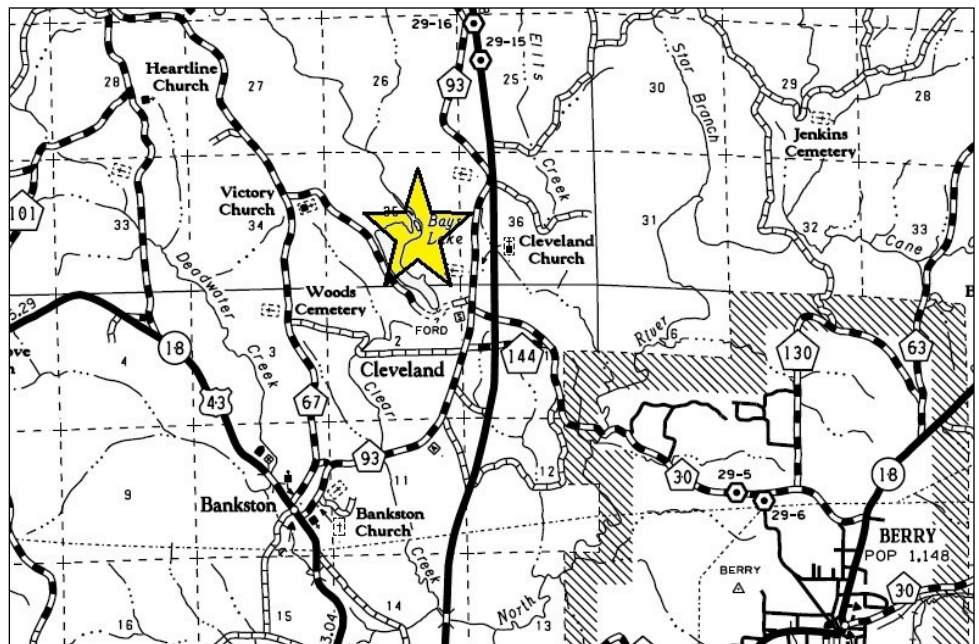
P. O. Box 600
Gordo, AL 35466
205-364-7145

Sections 35 and 36, Township 15 South, Range 11 West
Section 2, Township 16 South, Range 11 West
33.7033, -87.6532

For more info: www.midsouthforestryservices.com

Dale Lancaster, Broker

Unlock the potential of 242.34 +/- acres of rugged timberland and recreational property in northwest Fayette County, AL. This parcel adjoins Bugs Lake and sits on paved County Road 93, just 14 miles from Fayette, 38 miles from Tuscaloosa, and 70 miles from Birmingham. Bugs Lake, a 46.52-acre reservoir built in the 1950s, offers public fishing. The property features 101 +/- acres of mature hardwoods along Streamside Management Zones, 58 +/- acres of growing pine plantations, and 81 +/- acres recently harvested. Enjoy stunning views of Bays Lake, established wildlife food plots, and ample opportunities for hunting and fishing. This property also offers residential potential, with water and power readily available along the road, and is an outdoor enthusiast's dream, ready for your next adventure.



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.