



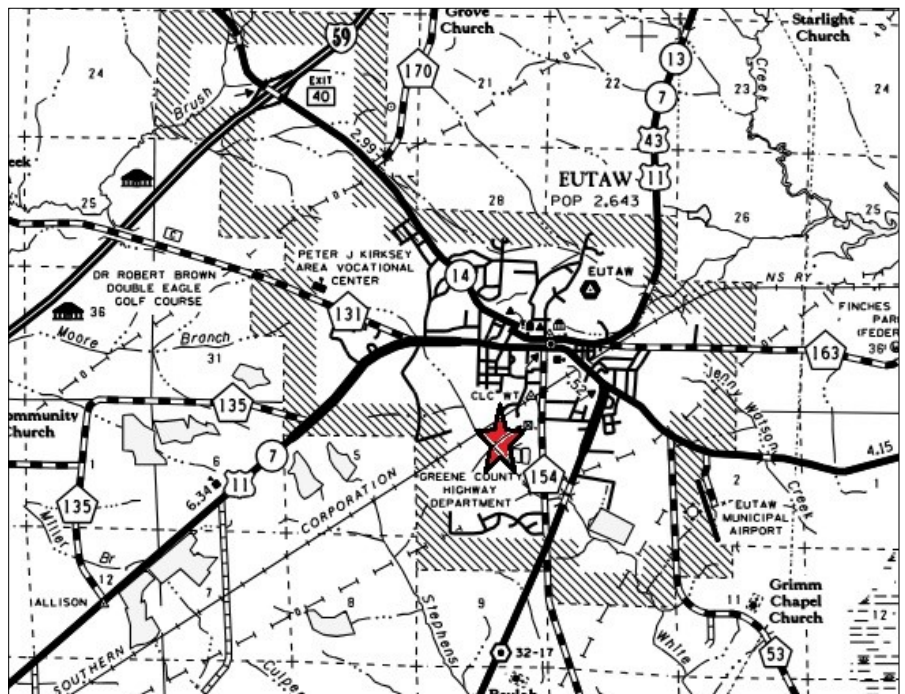
City Limits Tract
Greene County, AL
+/- 79.6 Acres
Timberland / Hunting / Residential
\$191,136.00

Section 4, Township 21 North, Range 2 East

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

32.8277 -87.8967
For more info: www.midsouthforestry.com

79.6 ± acres in Greene County, AL, located inside the city limits and just 1 mile from Eutaw with paved access via Jay Street. This versatile tract sits 4 miles from Exit 40 on I-59/20 and only 24 ± miles from Demopolis, AL. The property features 48 ± acres of pine plantation established in 2021, with the remaining acreage in mature pine and hardwoods. Ideal for timber investment, hunting, and recreation, it includes established wildlife food plots and a power line right-of-way running diagonally through the tract. ATV trails and the right-of-way provide internal access. White Creek also runs diagonally across the property, enhancing its appeal for wildlife and habitat diversity. The tract is bordered by the Norfolk Southern rail way along the northwest boundary.



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.