



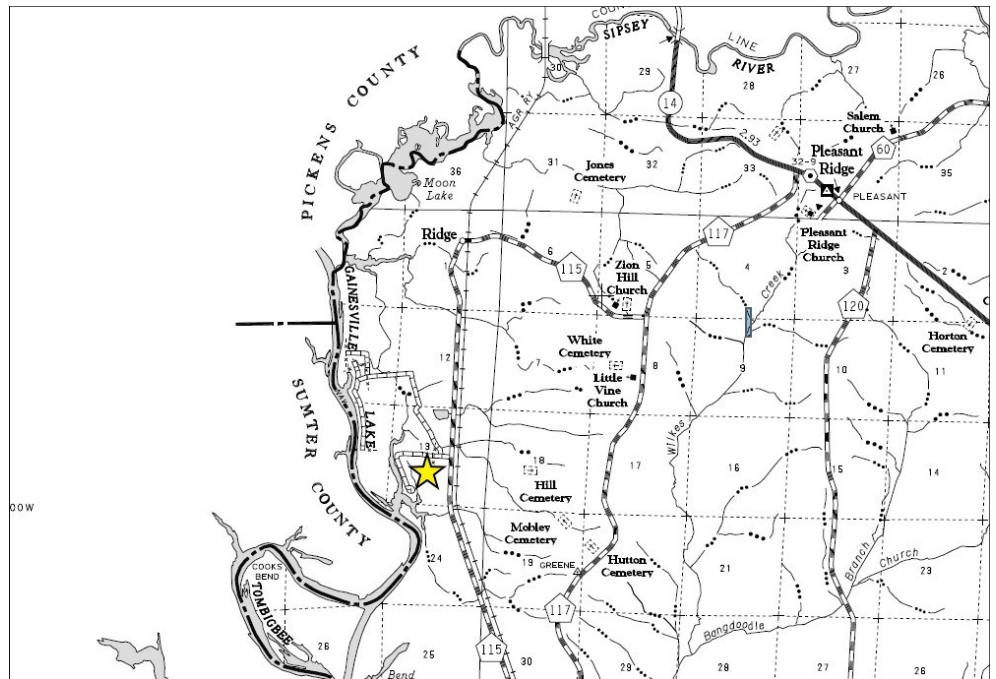
**Mallard Drive North Tract**  
 Greene County, AL  
 +/- 19.4 Acres  
 Timberland / Hunting / Residential  
 \$70,780.00

Section 13, Township 23 North, Range 2 West

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

32.977 -88.1567  
 For more info: [www.midsouthforestry.com](http://www.midsouthforestry.com)

19.4 ± acres in Greene County, AL with frontage on Mallard Drive—an excellent opportunity for recreation, investment, or a future homesite. Approximately 8 acres have been clear-cut, offering space for reforestation, development or food plots, while the remaining 11 acres feature mature hardwoods that provide natural beauty and great wildlife habitat. Located just ½ mile from the Tombigbee River, this property is ideal for outdoor enthusiasts who enjoy fishing, deer hunting, and small game. Electricity and public water are available along Mallard Drive, adding convenience for building a home or hunting cabin. Situated just 16 miles from Aliceville, 20 miles from Eutaw, and 50 miles from Tuscaloosa, it's close enough for a quick escape yet offers the peace and privacy of the countryside.



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.