



## Gilmer Lamar #11 Tract

Lamar County, AL

+/- 23 Acres

Timberland / Residential / Recreation

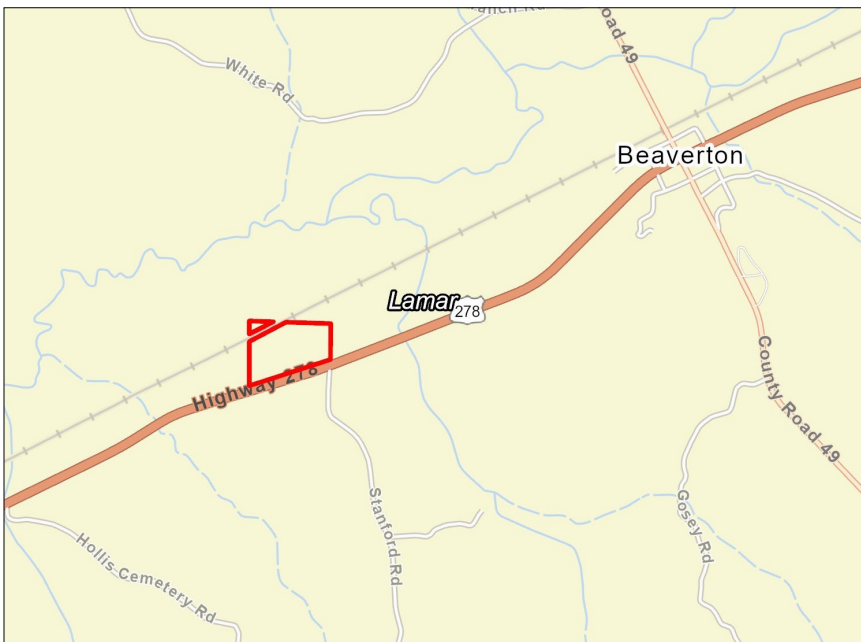
\$63,250.00

Section 19, Township 13 South, Range 14 West

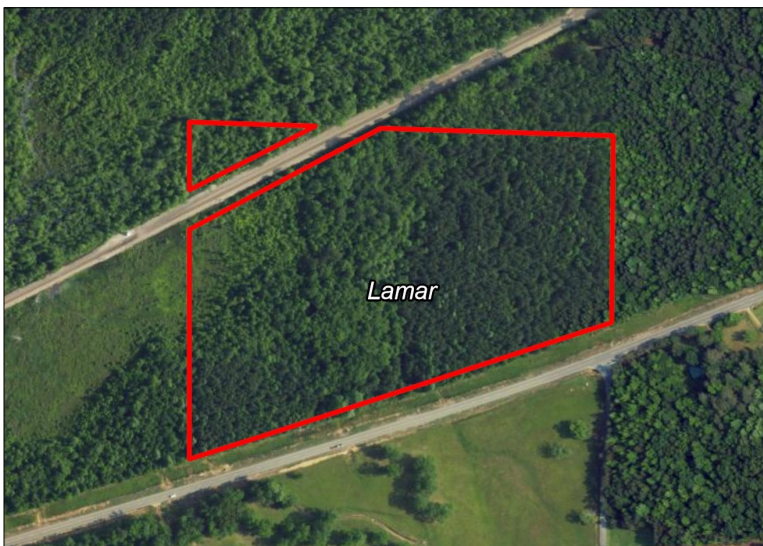
33.9220, -88.0410

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

For more info: [www.midsouthforestryservices.com](http://www.midsouthforestryservices.com)



23 +/- acres of timberland just 1.4 miles from Beaverton and 5.7 miles from Sulligent, AL, with direct frontage on Highway 278. Located outside Beaverton city limits, this tract offers excellent potential for residential, recreational, or investment use. Power and water are nearby, making future development more accessible. The property features a merchantable pine plantation, with hardwoods along a slough, providing natural beauty and wildlife habitat. The St. Louis San Francisco Railroad borders the extreme northwestern portion, adding a unique aspect to the property. With Highway 278 access, utilities close by, and multiple land use options, this is a rare opportunity to own a well-located piece of timberland in Lamar County. Don't miss out on this valuable and versatile tract.



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.