



Sulligent, AL +/- 190 Acre Tract

+/- 190 Acres

Sulligent — Lamar County, AL

Hunting, Fishing, Recreation and Timber Investment Tract

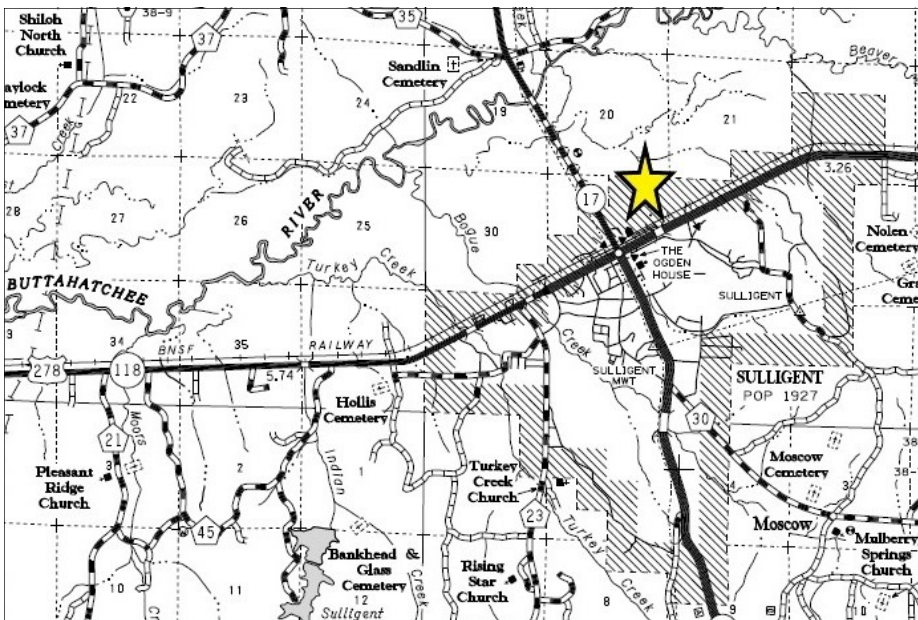
\$275,000.00

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

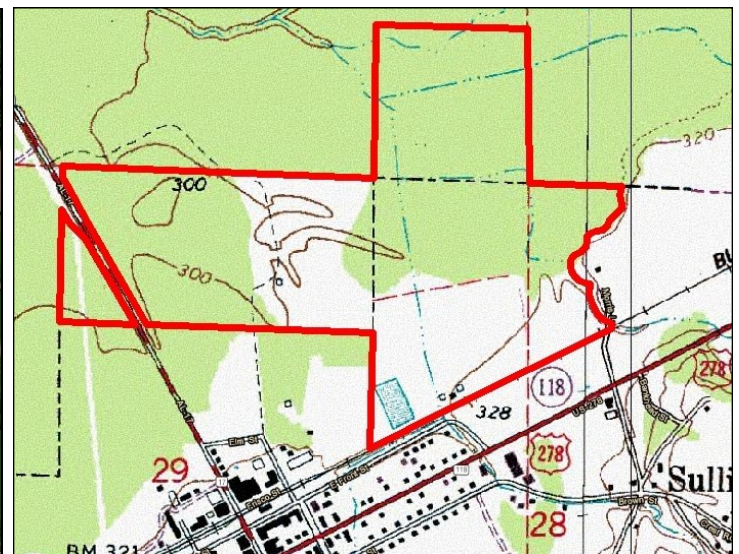
Section 20, 28, 29, Township 13 South, Range 15 West

33.905092, -88.128471

www.midsouthforestryservices.com



Great timber, hunting, recreational and real estate investment property containing 190 +/- acres near Sulligent in Lamar County, Alabama. Tract consists of 38 +/- acres of Tupelo/Gum and cypress sloughs, 7 +/- acres in mature hardwoods, 31 +/- acres openwater duck ponds, 26 +/- acres in merchantable pine plantations, 84 +/- acres mixed pine/hardwood timber, 2 +/- acre pond and 2 +/- acres in non-productive wet areas. Excellent hunting tract with deer, ducks, turkey and other small game, and a small pond for fishing! Tract contains several areas suitable to establish wildlife food plots and plenty of water for duck hunting. Located just north of Sulligent with frontage on Alabama Highway 17, and only 95 miles to Birmingham, 68 to Tuscaloosa, and 24 miles to Amory, Mississippi. Approximately 70 acres of the 190 acres is located inside the City Limits of Sulligent. This is a great opportunity to own an investment tract with the added benefit of easily accessed hunting!



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. Sells As Is—Where Is.



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www.midsouthforestryervices.com for additional photos, maps
and information!***