

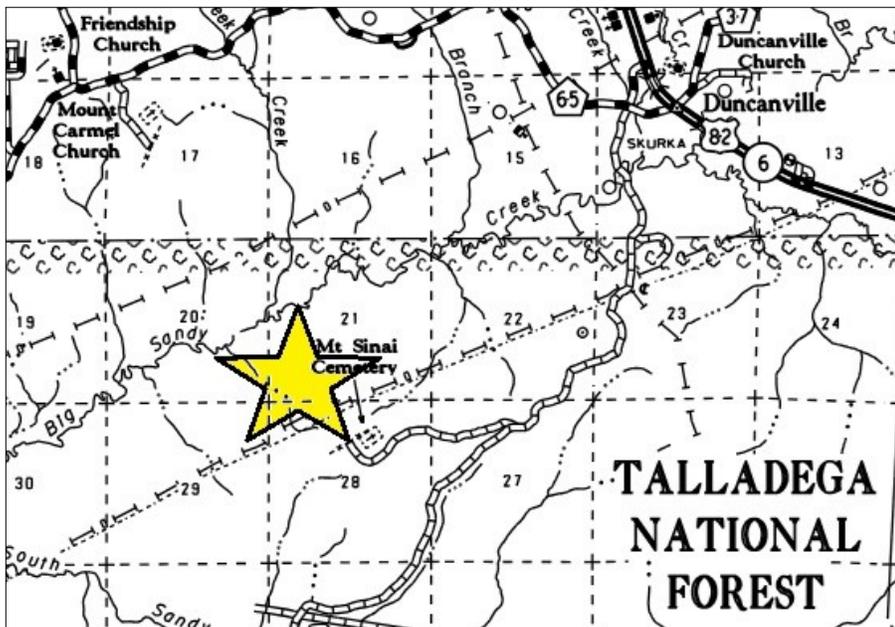


Soterra—073 Tract
Tuscaloosa County, AL
+/- 383.5 Acres
Timberland / Hunting / Recreation
\$1,342,202.00

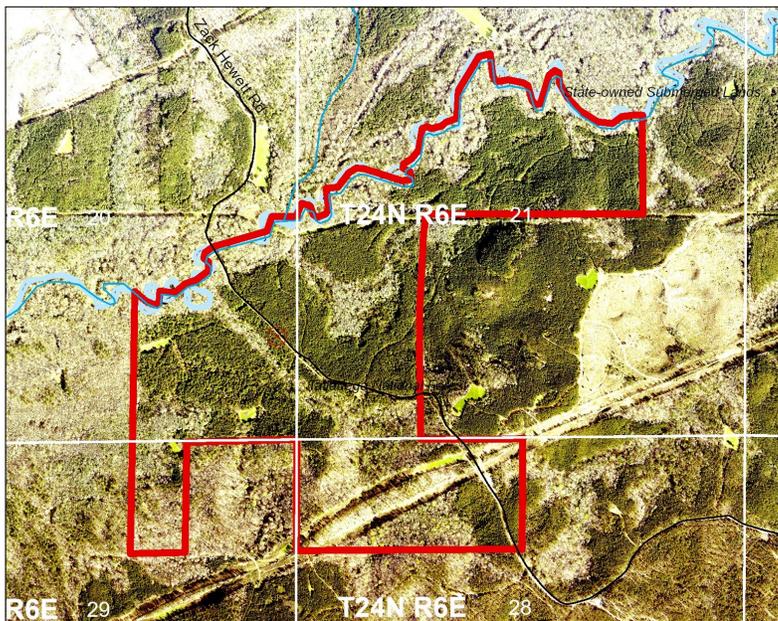
Section 20, 21, 28 and 29, Township 24 North, Range 6 East
33.0371, -87.4848

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

For more info: www.midsouthforestryservices.com



Located within the Talladega National Forest, Oakmulgee Division, this exceptional 383.5± acre hunting, recreation, and timberland tract is offered for sale in the Duncanville area of Tuscaloosa County, approximately 14 miles south of Skyland Boulevard. The property boasts roughly 1¾ miles of frontage on the wide, scenic Big Sandy Creek, providing outstanding natural beauty and year-round water. Approximately 203.7± acres are in merchantable pine plantations, complemented by about 160.5± acres of beautiful mature hardwoods, with the remaining acreage in power transmission line, natural gas line and petroleum pipeline rights-of-way. Numerous wildlife food plots enhance already excellent habitat, supporting abundant deer, turkey, and small game. A hardwood slough along the creek offers an excellent opportunity for a private duck hole. The tract features great internal roads and power availability throughout. Enjoy a rural, secluded setting with the convenience of nearby Tuscaloosa amenities—an outstanding recreational and investment opportunity.



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.