

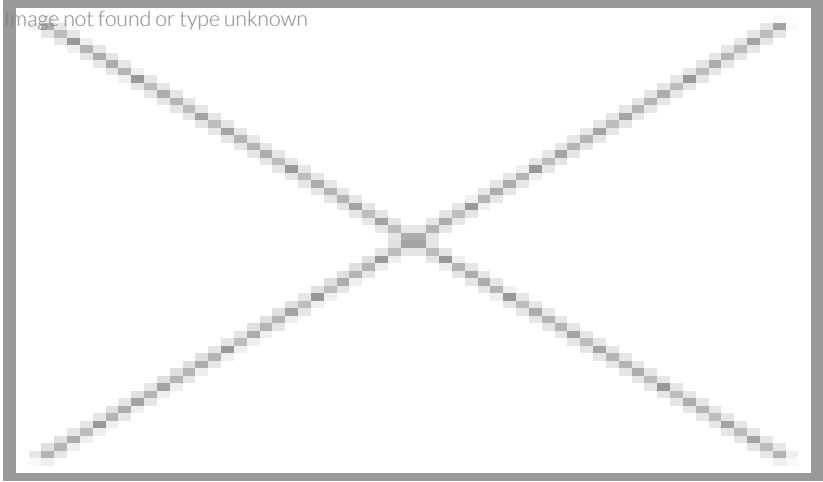


500 ac. - Tuscaloosa Co. - Sipsey River Tract

| \$ 1,250,000

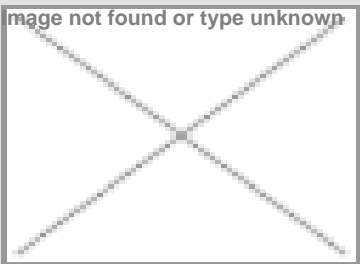
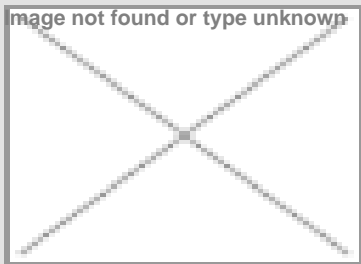
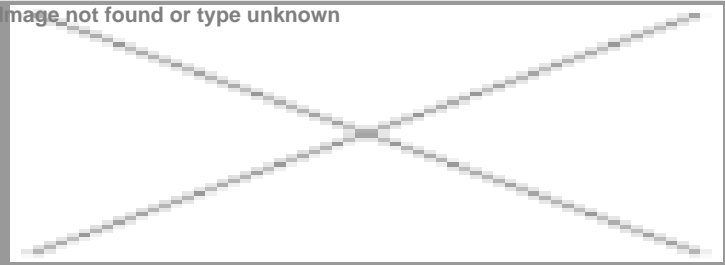
HIGHLIGHTS

- Food Plots
- Over TWO Miles of Sipsey River Frontage
- Road Frontage
- Great Diversity of Pine Plantations & Hardwoods
- Excellent Internal Road Network
- 60 acre Duck Slough
- Hunting Camp with Deer Cleaning Station



DESCRIPTION

500 acre turn-key recreational and timber tract with over two miles of Sipsey River frontage located less than 15 miles from Northport/Tuscaloosa. From the gated entrance, the camp sits on a ridge overlooking the Sipsey Valley and is located in the heart of the property providing incredible privacy and seclusion, yet still less than a 25 minute drive to Tuscaloosa. The property itself is incredible. The roads are professional grade, and the extensive road/ trail network makes navigating the property a breeze. Approximately 200 acres of the property are a 15 year old pine plantation, while the remainder is comprised of a rare mix of mature hardwood including a staggering amount of cypress and oak. This type of bottomland habitat really allows for an abnormally high carrying capacity for all game species, and it also provides for a more “hunt-able” property as well. In addition to exceptional wildlife value, the mature timber (oak and cypress in particular) has excellent income value if the future owner chose to sell it. Perhaps the biggest draw to the property is the water located on and around it. With over two miles feet of Sipsey River frontage and numerous creeks and a 60 acre duck sloughs branching off of it, the tract truly is a rare



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