

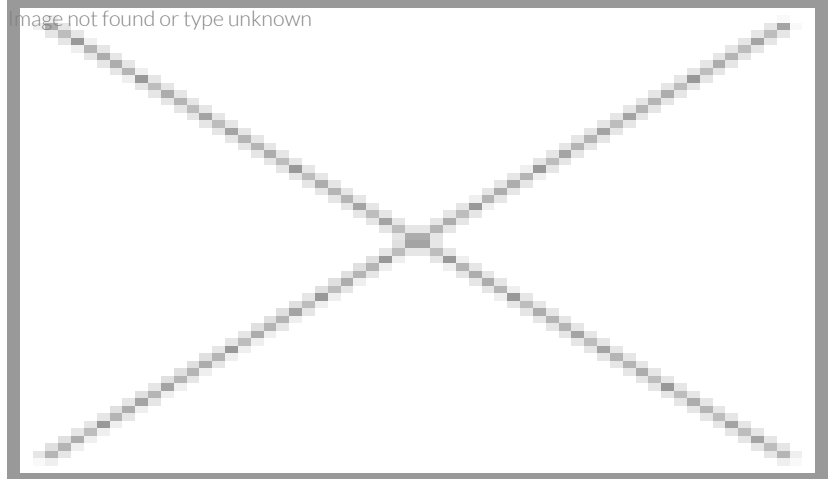


## 304 ac. - Sumter Co. - Tombigbee River Tract

| \$ 715,000

### HIGHLIGHTS

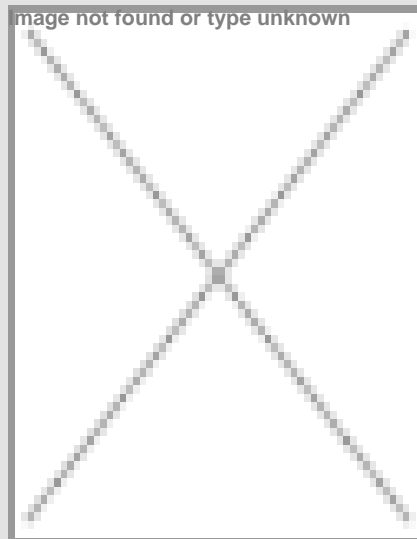
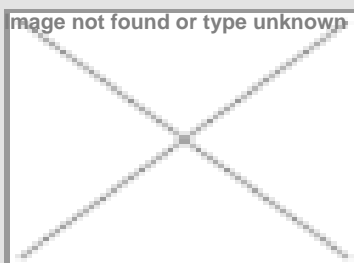
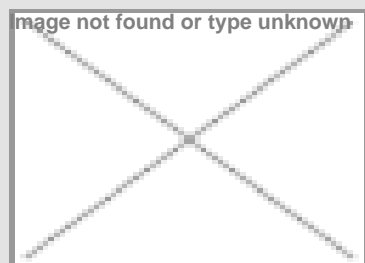
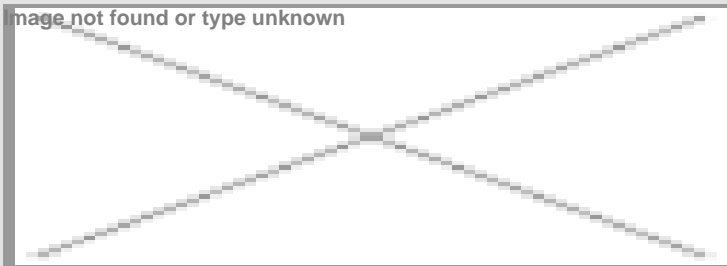
- Mature Hardwood Timber
- Internal Road Network
- Tombigbee River Frontage
- Food Plots
- Great Hunting



### DESCRIPTION

River bottom land at its finest. An excellent 304 +/- acre recreational and hardwood timber investment property located on the banks of the Tombigbee River in Epes, Alabama. Over a half mile of frontage on the Tombigbee River and comprises of flat bottom land with substantial hardwood timber value. Boundary lines are marked and large landowners surround this tract. A nice creek loaded with Cypress borders on the west and the river is the southern boundary. Food plots are scattered about and hunters can take advantage of a linear line of site utilizing the gas line running through the north eastern corner. Located just a few miles off I-20/59 it's an easy drive from Birmingham, Tuscaloosa, or Meridian and less than an hour from both Tuscaloosa and Meridian. Given the location, fertile alluvial river bottom soils, mass producing oaks, and low lying sloughs and creeks this tract is a recreational and hunters paradise. Add the timber component and it makes for a solid land and timber investment.

### LEARN MORE ABOUT THIS LAND



**Wallace Tutt**

Cell: 334-212-4488

[wallace@tuttland.com](mailto:wallace@tuttland.com)