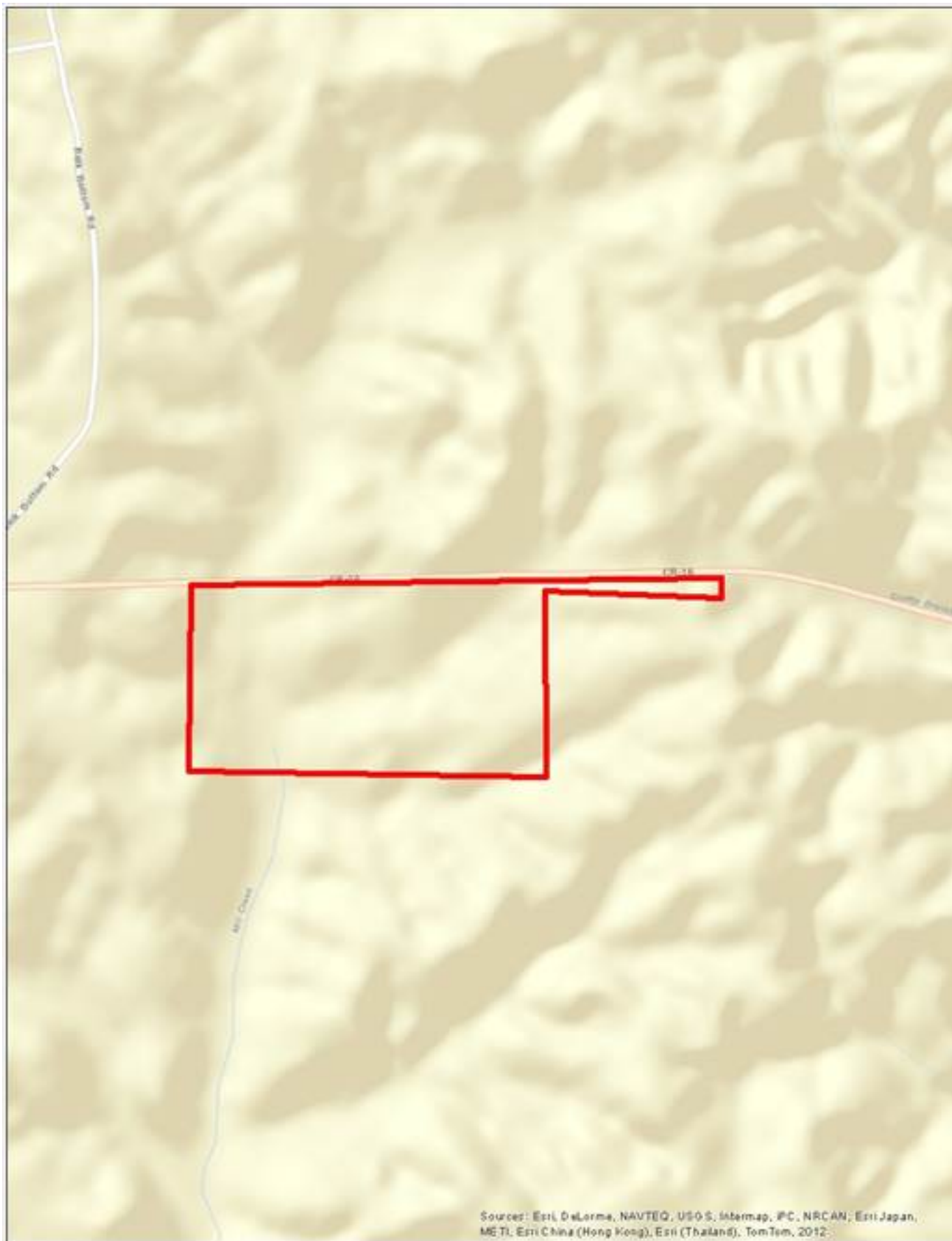


## Diversified Hunting Tract with Great Access



### Property Details:

Price : \$118,250

County : Lamar

Acreage : 86.00

Address :

MOPLS ID : 19466

86+/- acres of Deer Heaven. From young replanted pines, to mature hardwood timber, this tract a a little bit of everything.

Located just a few miles east of Detroit, Alabama this property has gently rolling topography with a large amount of paved road frontage. A year round creek flows through the property with lots of deer sign.

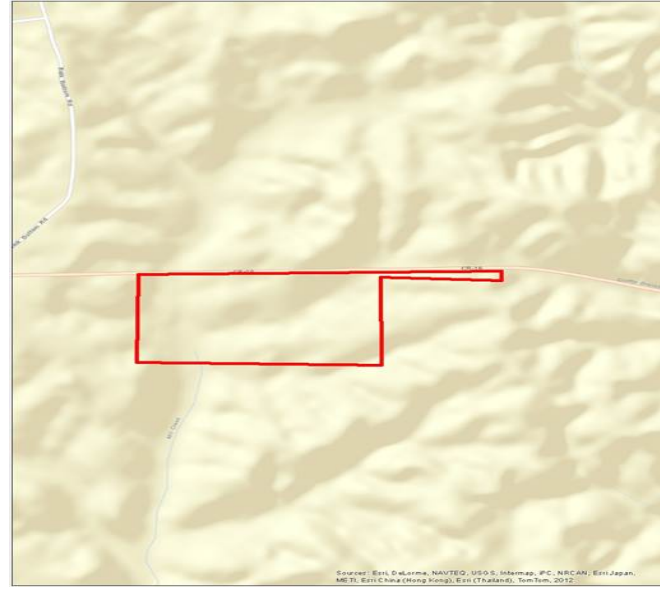
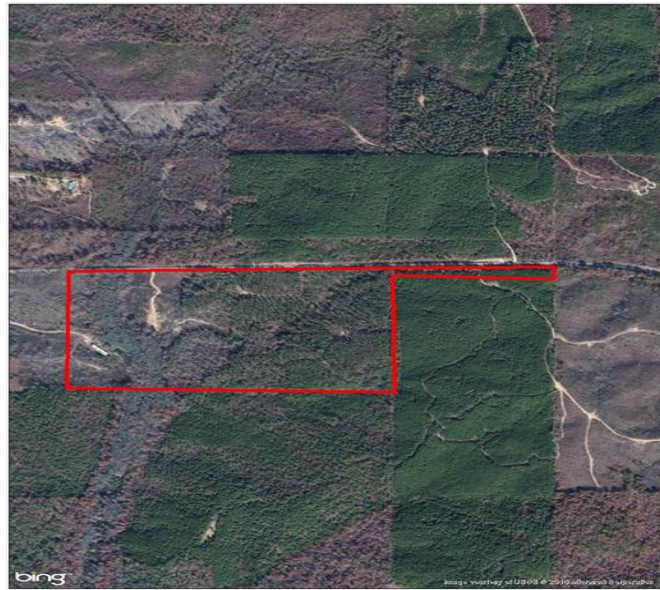
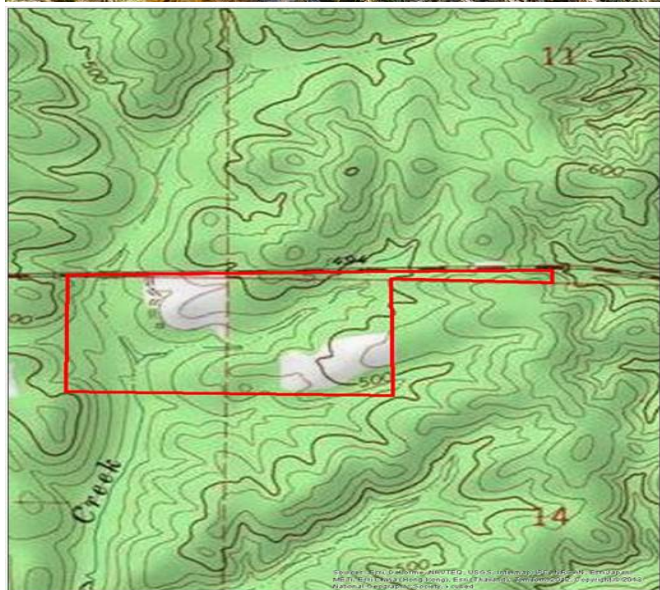
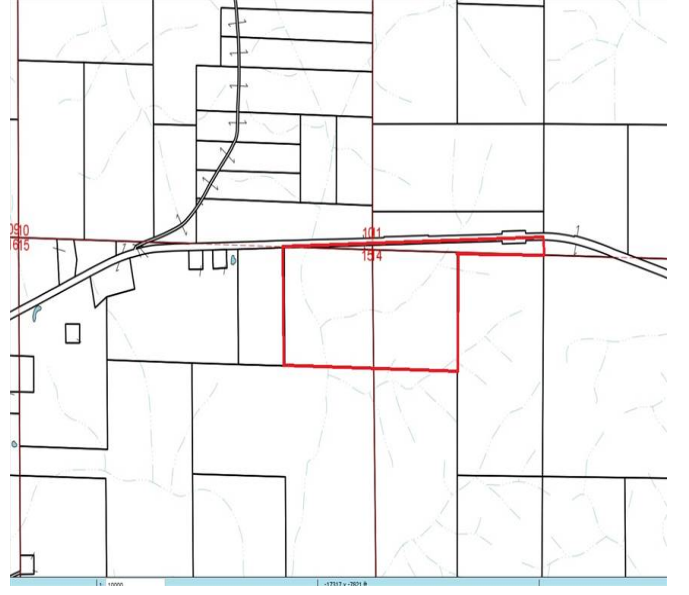
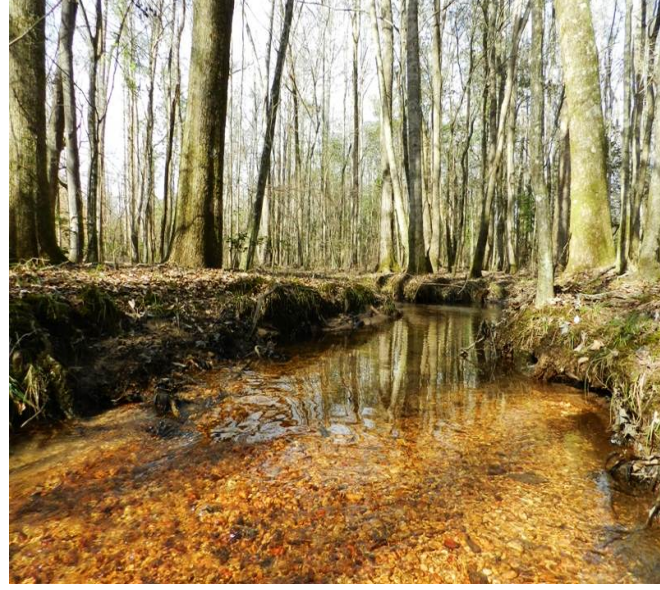
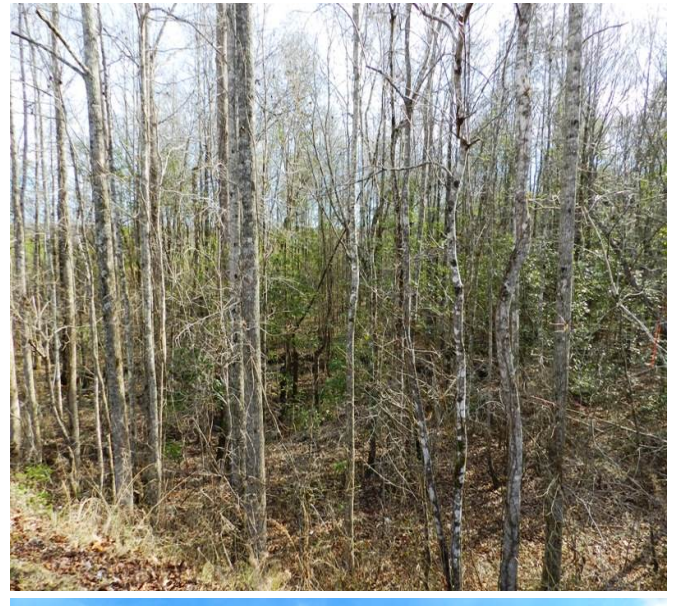
The diversified timber stands provide a structured income and something for wildlife at all points in the year. There are several great food plots locations on the property as well as great access.

### Other Important Information:

- 27+/- acres of 4 year old pine
- 45+/- acres of 1 year old containerized loblolly pine
- 14+/- acres of hardwood
- Taxes are approximately \$80.00 annually.
- There is a 99+/- year gas lease on the property which provides a substantial check at the end of every year.
- Most of the property lines are painted.

Showing by Appointment Only. For a private showing or additional information, please contact Nathan McCollum at 256-345-0074 or email at nmccollum@mossyoakproperties.com. We look forward to speaking with you.

86 acre property, Lamar County, turkey, whitetail deer



86.00 Acres  
Lamar County  
GPS 34.0262 X -88.0919

Mossy Oak Properties Southeast Land & Wildlife  
[www.selandandwildlife.com](http://www.selandandwildlife.com)

