

147+/- acres in Perry County, Alabama

147 acre +/- Timber/Hunting tract in Morgan Springs area of Perry County, AL

This is a great hunting tract as well as a sound timber investment. The timber stand consists of an estimated 35 year old hardwood and pine mix. The majority of the timber is hardwoods giving plenty of shade for a clean understory and tons of acorns for the wildlife to enjoy. There are several intermittent streams running through the property from Little Brush Creek down to Big Brush Creek. A county dirt road cuts through a portion of the the property leaving approximately 38 acres Southeast of the road and 109 acres Northwest of the road. This is located in a remote area of Perry County and is known for its large Turkey and Deer population.

The property is approximately 16 miles from Marion, 21 miles from Greensboro, 42 miles from Tuscaloosa and 75 miles from Birmingham. Showings are by appointment only. Please contact **Cooper Holmes @ 205-292-6356** for a tour of the property.

Hunting · \$308,700

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