



Cut Bank Creek 71 Tract

Lamar County, AL

+/- 71.37 Acres

Timberland / Hunting / Recreation / Creek Frontage

REDUCED! \$112,408.00

Section 20, Township 16 South, Range 16 West

33.6572, -88.2420

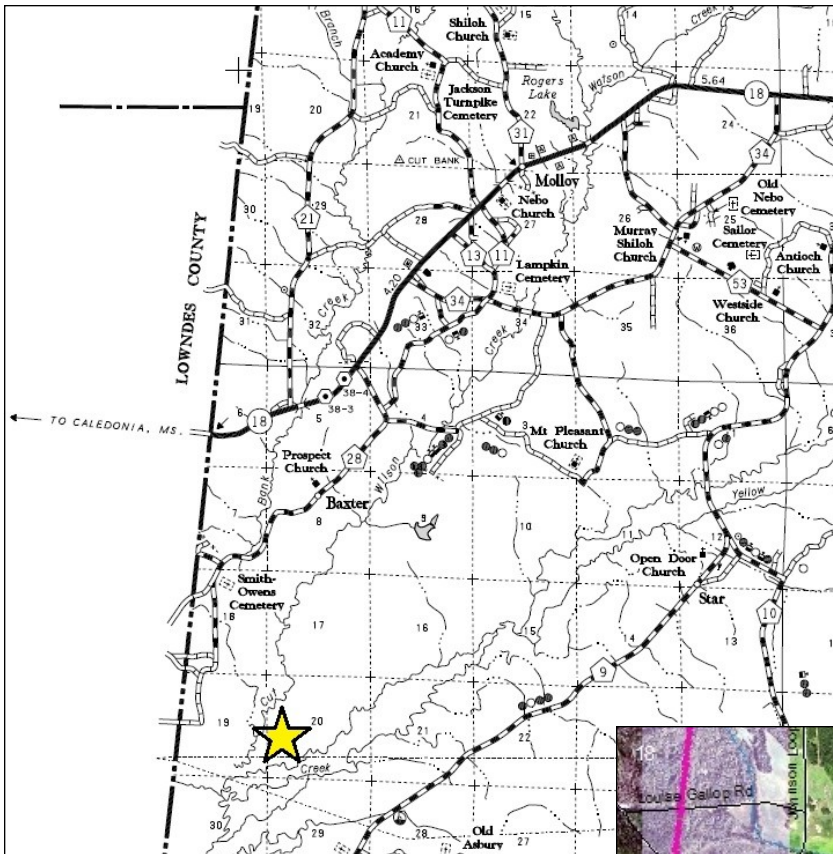
P. O. Box 600
Gordo, AL 35466

205-364-7145

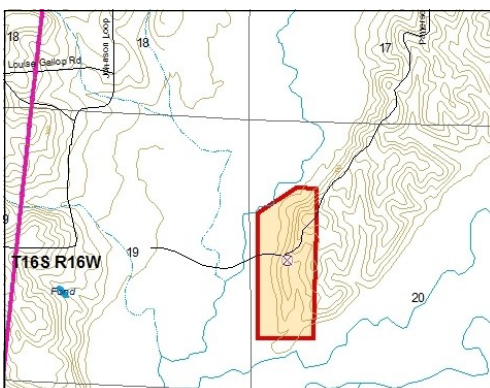
www.midsouthforestryservices.com

For more info: www.midsouthforestryservices.com

Dale Lancaster, Broker



+/- 71.37 acres timberland located in southwestern Lamar County, Alabama in the Yellow Creek bottom with frontage on Cut Bank Creek. This tract is located 14 miles from Vernon, Alabama and 8 miles from Caledonia, Mississippi. With +/- 26.7 acres of mature hardwood timber along with +/- 43.3 acres of 5 year old pine plantation, this could be your hunting paradise! Access is via an old county road that is gated for security and leads to and across the property. Future income from the pine plantation and the recreational opportunities available with Cut Bank Creek flowing through the tract make it one of a kind! Wildlife is abundant. If you want to be in the country and away from it all - this is your tract!



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.