



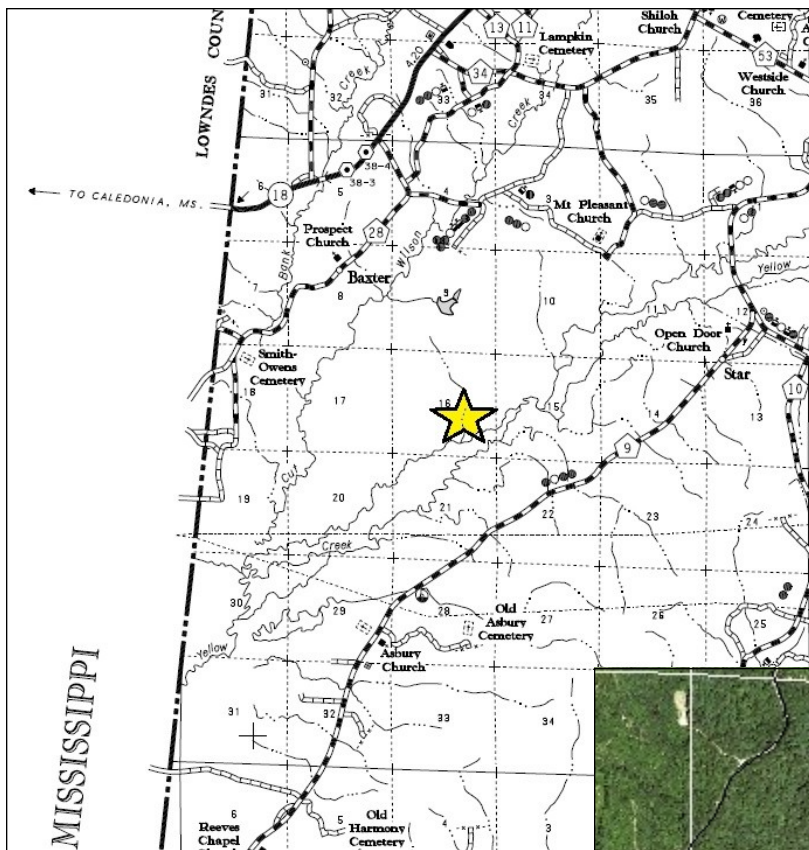
Patterson Road 35 Tract
 Lamar County, AL
 +/- 35.58 Acres
 Timberland / Hunting / Recreation
 REDUCED! \$46,076.00

Section 16, Township 16 South, Range 16 West
 33.6700, -88.2164

P. O. Box 600
 Gordo, AL 35466
 205-364-7145

www.midsouthforestryservices.com
 Dale Lancaster, Broker

For more info: www.midsouthforestryservices.com



+/- 35.58 acres of timberland with intermittent creek located in southwestern Lamar County, Alabama in the Yellow Creek bottom and only 10 miles from Vernon, Alabama and 10 miles from Caledonia, Mississippi. With +/- 20.2 acres of mature hardwoods along with +/- 15.3 acres of 7 year old natural regeneration, this tract could be your own personal hunting paradise! Access is via an old county road that is gated for security and the road crosses the northwest corner of the property. Future timber harvest income, the creek that flows through the tract, and the recreational opportunities available, make this a great tract to own! Wildlife is abundant - come and check this tract out!

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.