



## Divisible Suggsville Cedar Creek Retreat on the Alabama River

2,840 +/- Acres (\$2,600/acre) | Clarke County, AL | \$7,384,000



National Land Realty  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

One of the most unique tracts to hit the market in a generation is now available: a conveniently isolated, turn-key, riverfront property with lodges, waterfalls, excellent hunting, and diverse timber. Located on the Alabama River in the Suggsville community, an area rich with history where land is rarely available, renowned for quality timber production, large landowners, and fantastic hunting, minutes from Highway 84, a short drive from Grove Hill, Monroeville, multiple sawmills and pulp / paper mills, several airports, and just 1.5-2 hours from Mobile & Baldwin Counties. As you enter the property, you feel like you're in a national park as you're greeted by old-growth, unthinned timber. Both the main lodge and guest cabin overlook Cedar Creek, a wide, year-round creek that looks like a fly fishing river out of Montana, flows through the property for 3+ miles, offering multiple waterfalls and superb fishing, swimming, canoeing/kayaking, and ATV opportunities. The main lodge has 4 bedrooms and 2 baths, a screened-in porch, an outdoor dining/rec room, and a new deck. The guest cabin is located out of sight but within walking distance from the main lodge, perfect for extended family, kids, or a caretaker. It has a full kitchen, 5 bedrooms, 2 bathrooms, and a sleeping loft that could sleep ~10 people on its own. There's another small cabin nearby overlooking a massive waterfall that was used for cookouts, etc. in the past but could also serve as a bunk house if needed. The timber value appraised at over \$4 million, consisting primarily of mature bottomland hardwood and upland pine/hardwood, with the balance in areas of pre-merchantable pine/hardwood and a cypress pond, providing diverse wildlife habitat and significant income opportunities through timber sales, carbon credit leasing, tax shelter, and mitigation credits. This area is known for abundant deer, turkey, small game, and waterfowl; this property is no exception. Mature whitetail bucks are seen regularly throughout the network of strategically placed food plots, turkey numbers and habitat are outstanding, the duck hunting opportunities are comparable to areas much further north, and you can also chase wild hog, squirrel, or rabbit. The ~1 mile of Alabama River frontage offers additional fishing, skiing, and boating opportunities along with significant conservation value. This tract is ideal for a conservation easement, with the probability it could pay for the property without affecting the intended use at all, all while ensuring it remains a legacy property. As you may have noticed, the reoccurring theme here is opportunity! This tract checks all the boxes, so don't miss your chance to see it. Call Clint Flowers, ALC at 855.NLR.LAND for more information.

## ADDRESS

0 Morning Star Road  
Private Road  
Suggsville, AL 36451

## LOCATION

Contact Agent for Directions

## ACREAGE BREAKDOWN

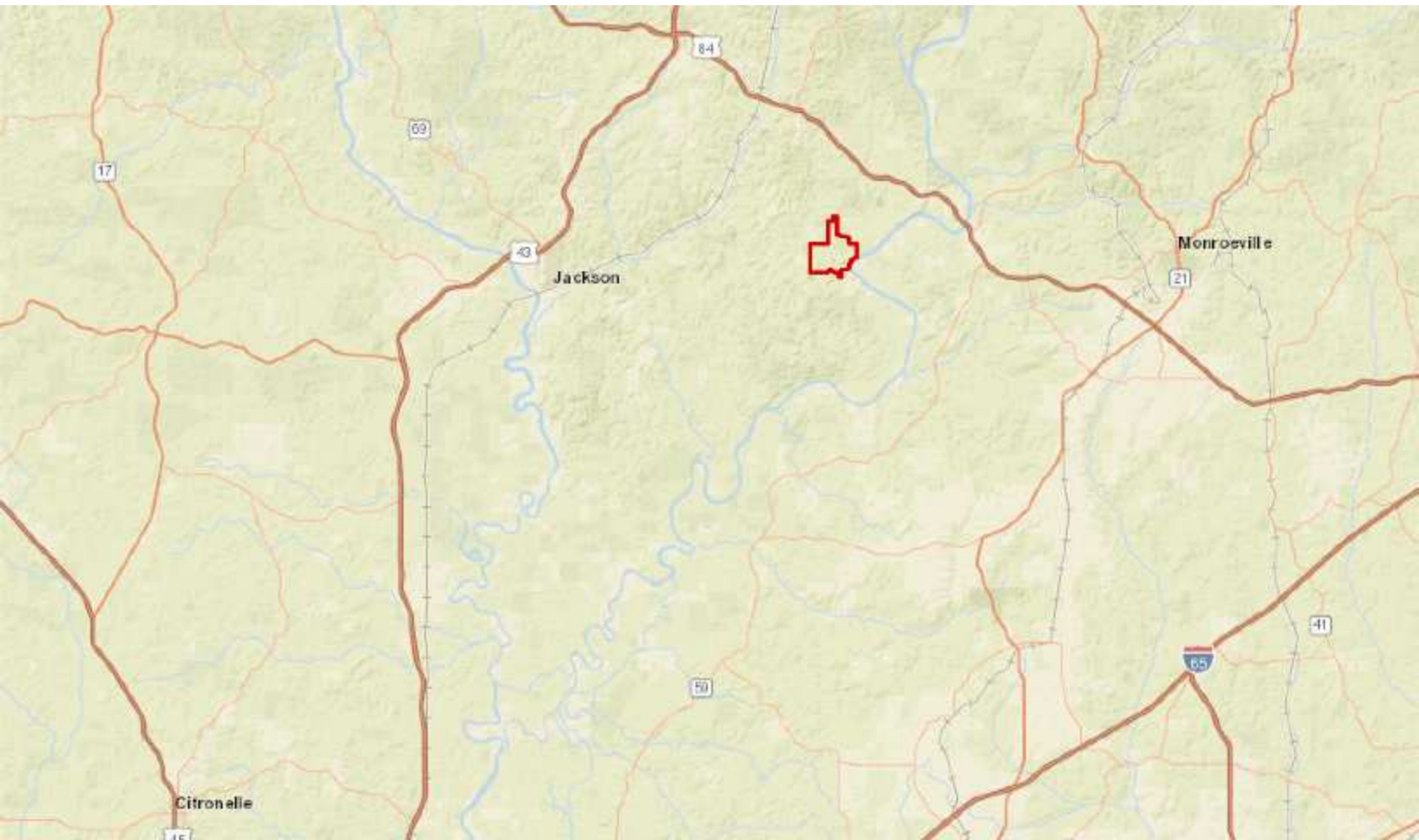
2840 +/- Acres

## PROPERTY HIGHLIGHTS

- Conveniently located just minutes away from Highway 84
- Hunt deer, turkey, small game, waterfowl, wild hog, squirrel and rabbit
- Remarkable main lodge as well as guest cabin overlooking the miles of Cedar Creek frontage
- Multiple waterfalls, fishing, swimming, canoeing/kayaking, and ATV opportunities
- Excellent mix of mature, quality timber
- Approximately 1 mile of Alabama River frontage
- Main lodge features 4 bedroom suites, 2 bathrooms, eat-in kitchen, and open living/dining and a fantastic deck overlooking the scenery
- Guest Lodge features 5 bedrooms, 2 bathrooms, a sleeping loft, open living/dining area as well as a sunroom that allows for breathtaking views
- One of the most unique properties ever to hit the market in south Alabama

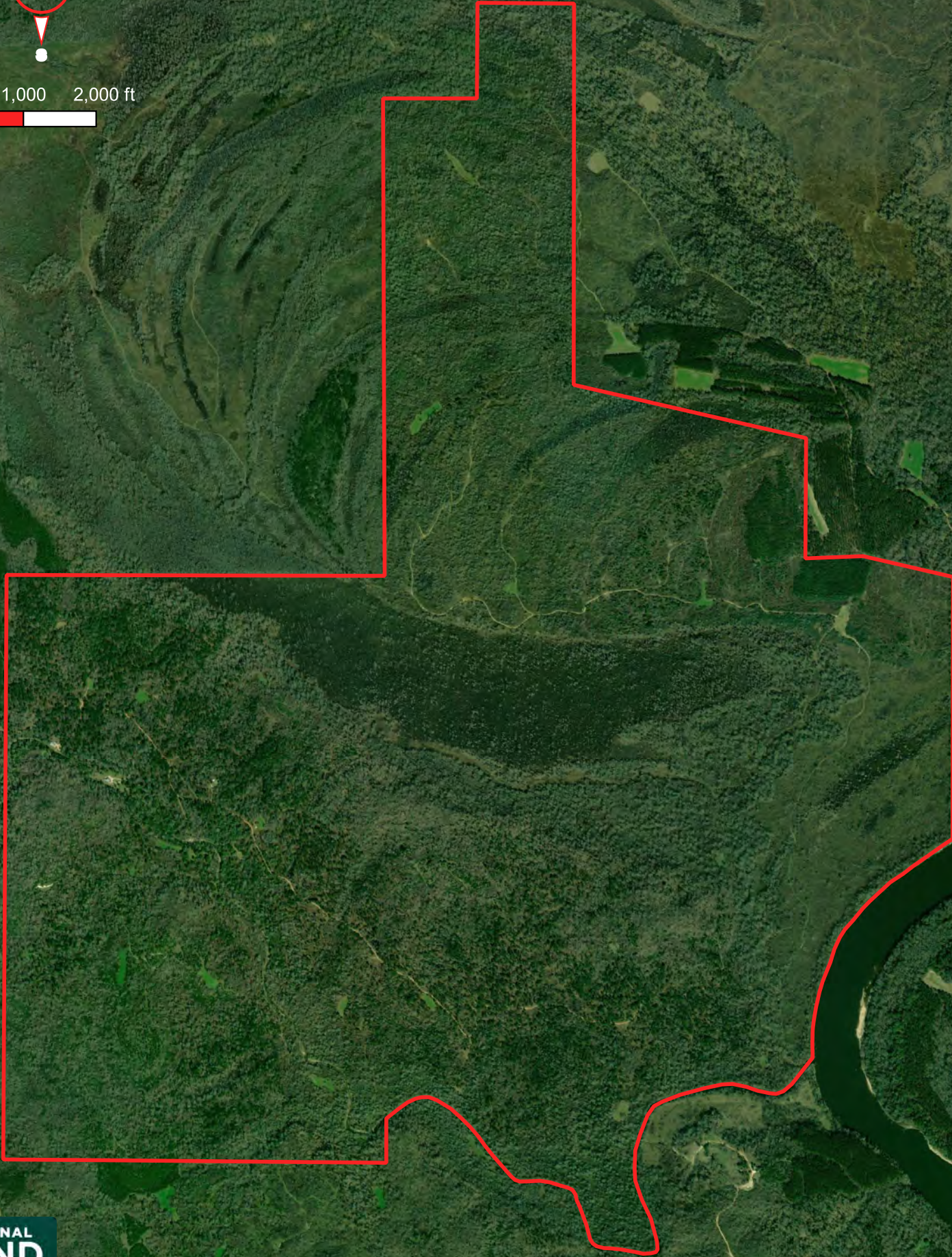


[nationalland.com/listing/suggsville-cedar-creek-retreat-on-the-alabama-river](https://nationalland.com/listing/suggsville-cedar-creek-retreat-on-the-alabama-river)



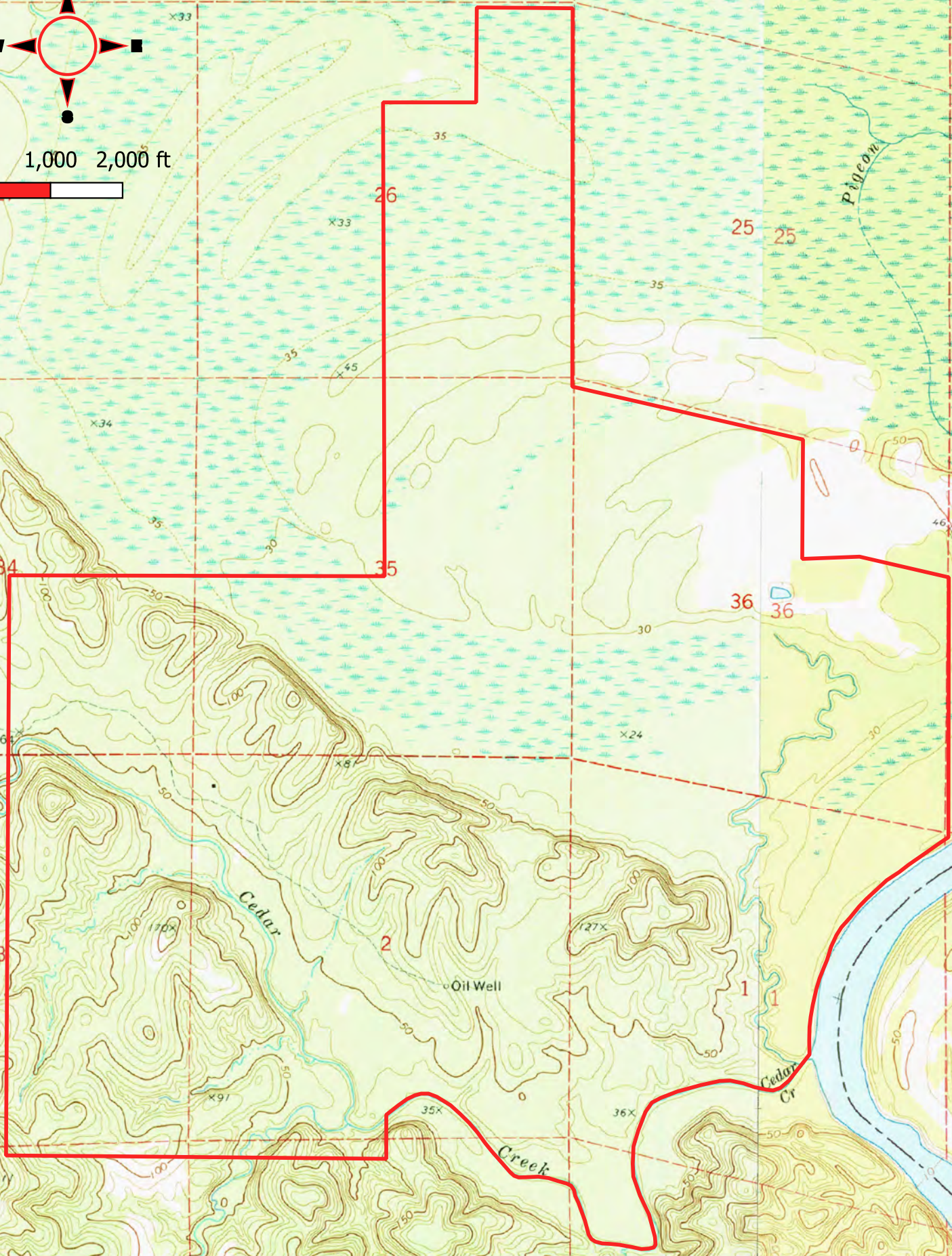


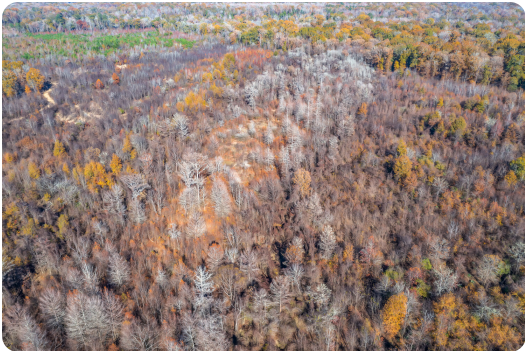
0 1,000 2,000 ft

A horizontal scale bar with a red segment on the left and a white segment on the right. The markings are at 0, 1,000, and 2,000 feet.



0 1,000 2,000 ft





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**REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)**

**THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.**

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

**A SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

**A SUB-AGENT** is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

**A LIMITED CONSENSUAL DUAL AGENT** is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

**A TRANSACTION BROKER** assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

\*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

\_\_\_\_\_  
**Agent Print Name**

\_\_\_\_\_  
**Consumer Print Name**

\_\_\_\_\_  
**Agent Signature**

\_\_\_\_\_  
**Consumer Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Date**

**\*THIS IS NOT A CONTRACT.**