



Quail Capital of Alabama

941 +/- Acres | Bullock County, AL | \$3,850,000



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

Ultimate Hunting and Fishing Retreat | 941 Acres | Union Springs, AL | Bullock County

Welcome to a rare opportunity to own 941+/- acres of prime recreational land in the heart of Alabama's renowned Black Belt, located just minutes from Union Springs in Bullock County. This exceptional property is a true sportsman's paradise, offering world-class quail hunting, deer hunting, turkey hunting, duck hunting, and bass and bream fishing — all within one sprawling, well-managed tract.

The centerpiece of the property features two fully-stocked fishing lakes, including an 18-acre trophy bass and bream lake with picturesque views, perfect for building the hunting camp or lodge of your dreams. One lake includes a boat slip, and both provide incredible duck hunting opportunities during the winter migration season.

This property adjoins the historic Maytag Plantation, adding a layer of prestige and wildlife habitat continuity. Known for producing exceptional whitetail deer and wild turkey, the land is teeming with game thanks to its 25 large food plots, abundant natural browse, and strategically placed quail-friendly plantings like bi-colored lespedeza and partridge peas.

From legendary dove hunts to covey rises of wild quail, this land offers some of the best upland bird hunting in the Southeast. Whether you're chasing longbeards at daylight or working your retriever in the flooded timber for mallards, every inch of this property has been optimized for serious outdoorsmen and land stewards alike.



The internal road system is extensive and well-maintained, ensuring easy access across the property in all seasons. Despite its secluded feel, this tract is just minutes from downtown Union Springs, offering convenient access to shopping, dining, and supplies. Union Springs itself has gained national attention, having been featured in Home & Garden magazine for its charm and character.

If you're looking for a premier Alabama hunting property for sale that checks every box for whitetail deer, turkey, quail, dove, duck, and fishing, this Bullock County gem delivers. This is more than a property — it's a legacy investment for generations of outdoor enjoyment.

Contact us today to schedule your private tour. Properties of this quality and size in Bullock County rarely come to market.

**** House and 3.5+/- acres can be purchased with the property for an additional \$250,000. ****

ACREAGE BREAKDOWN

941+/- Acres

ADDRESS

0 County Road 40
Union Springs, AL 36089

LOCATION

Contact us for property location details.

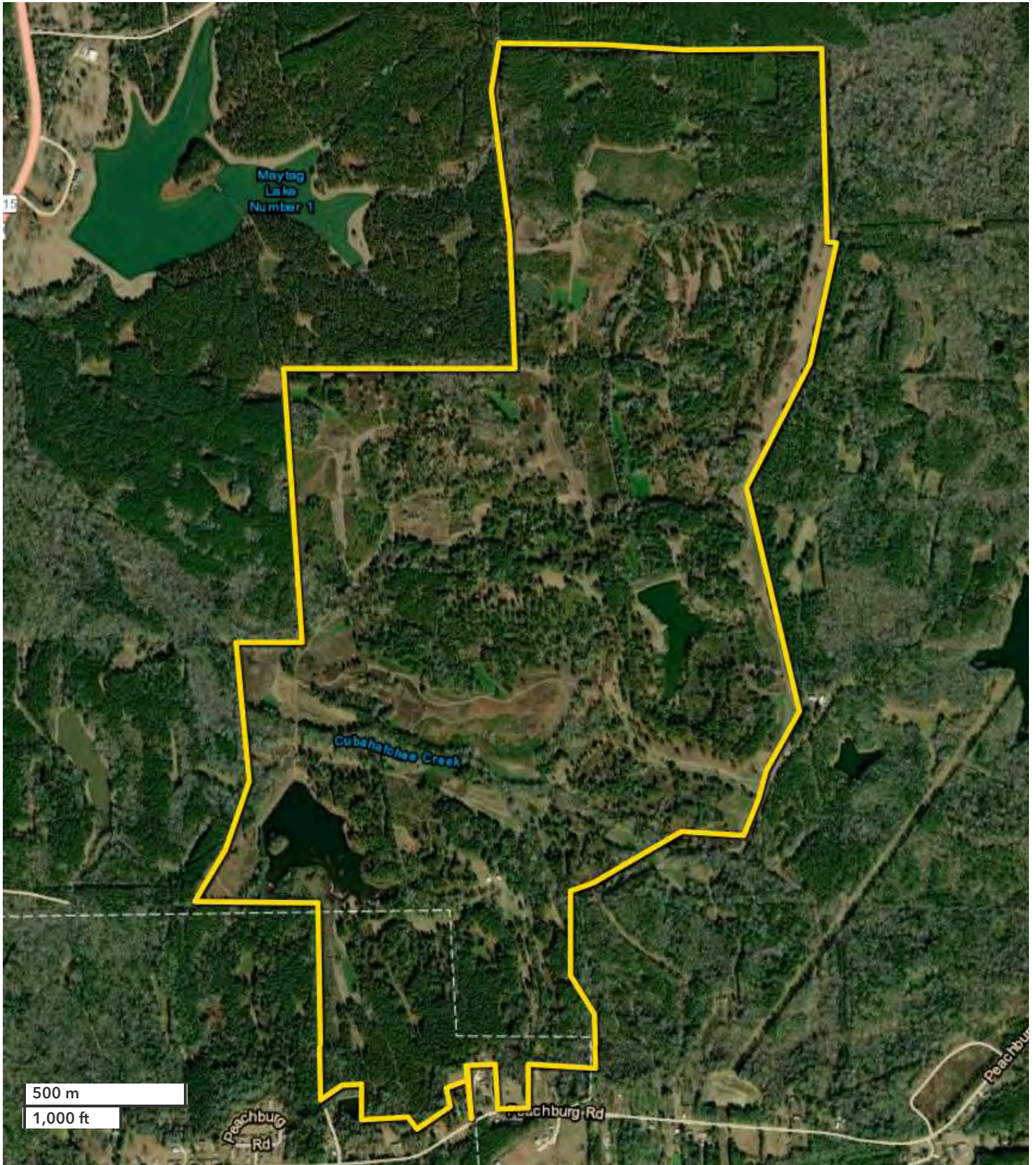
PROPERTY HIGHLIGHTS

- 941+/- acres of high-quality hunting and fishing land
- 2 managed lakes for bass, bream, and duck hunting (one with a boat slip)
- 18-acre lake with stunning build site potential
- Exceptional deer, turkey, quail, and dove habitat
- 25 large food plots for customizable planting
- Abundant quail food sources throughout
- Adjoins historic Maytag Plantation
- Convenient to Union Springs and local amenities
- Excellent internal road system

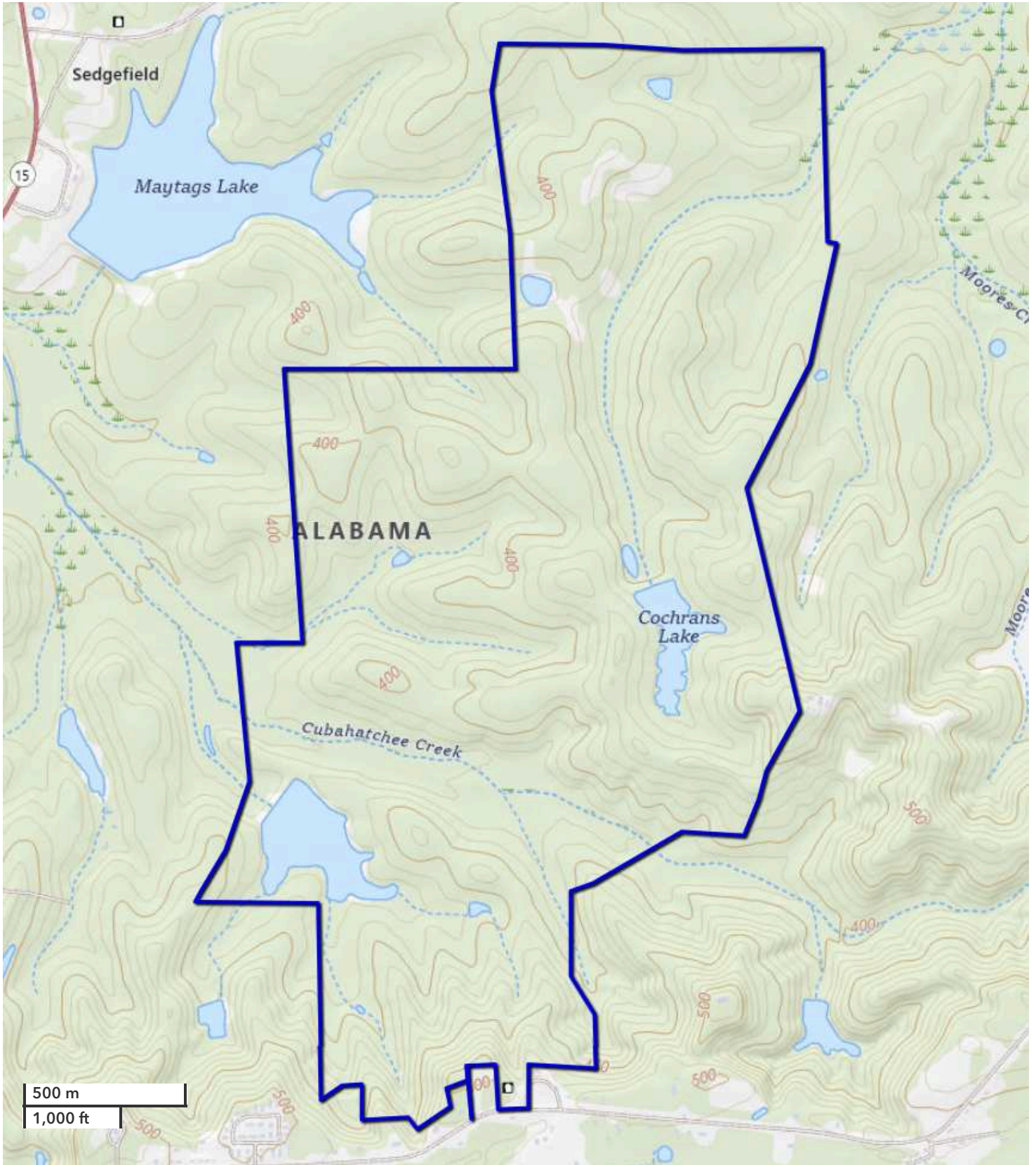


nationalland.com/listing/2-lakes-plantation-hunting-timber-and-fishing





All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**