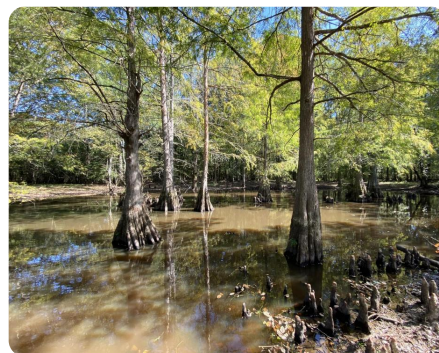
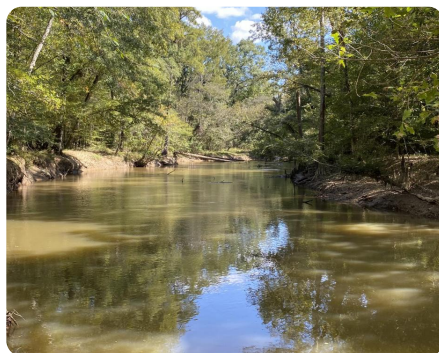


**SOLD**



## Sipsey River Recreational Paradise & Timber Tract

500 +/- Acres | Tuscaloosa County, AL



### ADDRESS

0 Malone Creek Road  
Gordo, AL 35466

### LOCATION

From the Northport Walmart, take HWY 82 West for 8 miles and turn left onto Buhl Cutoff Road. Go 1 mile and take a right onto Co. Rd. 140. Travel 2.2. miles and take a left onto Malone Creek Rd. Go 2 miles and property will be on your right.

### PROPERTY SUMMARY

500-acre turn-key recreational and timber tract with over two miles of Sipsey River frontage located less than 15 miles from Northport/Tuscaloosa.

From the gated entrance, the camp sits on a ridge overlooking the Sipsey Valley and is located in the heart of the property providing incredible privacy and seclusion, yet still less than a 25-minute drive to Tuscaloosa.

The property itself is incredible. The roads are professional grade, and the extensive road/ trail network makes navigating the property a breeze. Approximately 200 acres of the property are a 15-year-old pine plantation, while the remainder is comprised of a rare mix of mature hardwood including a staggering amount of cypress and oak. This type of bottomland habitat really allows for an abnormally high carrying capacity for all game species, and it also provides for a more "hunt-able" property as well. In addition to exceptional wildlife value, the mature timber (oak and cypress in particular) has excellent income value if the

[nationalland.com/listing/sipsey-river-tract-2](https://nationalland.com/listing/sipsey-river-tract-2)



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