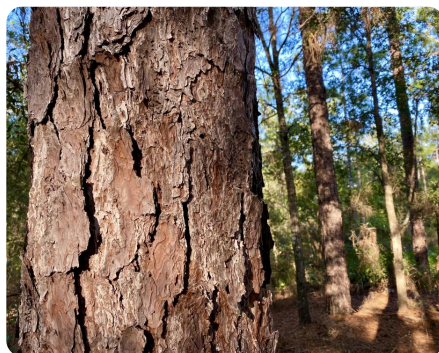


SOLD



Sand Hill Creek Timber & Hunting Investment

439 +/- Acres | Mobile County, AL



ADDRESS

0 Churchula Landfill Road
Churchula, AL 36521

LOCATION

Travel I-65N to AL-158 W/AL-213 S/Industrial Pkwy in Saraland. Take exit 13 and travel AL-158 W/Industrial Pkwy 4 miles. Turn right onto US-45, proceed 16 miles. Turn left onto Churchula Landfill Road.

PROPERTY SUMMARY

This tract is ideal for a timber investment, hunting property, or a rural homestead. Enjoy public road frontage with utilities that run to the gate, a network of strategically placed food plots, an improved internal road & trail system, and an abundance of deer, turkey, and other wild game. Sand Hill Creek runs through the property for over 3/4 of a mile, providing several large potential fishing lake or pond sites. Timber types include merchantable natural pine, mature hardwood, and premerchantable longleaf pine plantation, and wet weather logging is feasible on almost the entire property, meaning the timber can bring a premium over normal market prices. Located just 30 minutes from Mobile and 15 minutes from both Saraland & Citronelle, this convenient tract could be enjoyed before work and after school while also providing timber investment income for generations. Call Jeffrey Williams or Clint Flowers, ALC at 855.NLR.LAND for more information.

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