

SOLD



Ben Clements Road Recreation and Timber Tract

400 +/- Acres | Tuscaloosa County, AL



ADDRESS

0 Ben Clements Road
Northport, AL 35475

LOCATION

From Northport (Intersection of HWY 82 & HWY 69): Travel north on HWY 69 for 15 miles and take right onto McPherson Loop. Drive .2 miles and turn right onto Ben Clements Rd. Drive 3 miles and property will be on your left.

Shown by Appt Only

PROPERTY SUMMARY

Recreation and timber property just thirty minutes from downtown Tuscaloosa. The land is situated on Ben Clements Road in Northport about three miles from HWY 69. Deeded access is in place with additional points of entry as well. Well-groomed, all-weather gas well roads traverse the ridges providing access throughout the property. The terrain is rolling to hilly with short choppy draws. An abundance of spurs (lateral ridges) overlooks wildlife travel corridors that work along the topography contours to one of seven existing food plots. Jock Creek and an intermittent stream off of Little Blue Creek provide abundant water sources for wildlife. The combo of watershed, topography, and two creeks contributes to various options for pond/lake construction. Timber generally consists of a 12-13 yr. old natural regeneration stand with pockets of 30 + yr. old pine and hardwoods. This tract would be a great long-term investment and shows outstanding potential in the immediate future. Due to the locati

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National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com

Adam Aderholt
Office: 205-606-5665
Cell: 205-410-2699
Fax: 205-343-2144
Aaderholt@NationalLand.com

Bob Jamison
Office: 205-859-2373
Cell: 205-454-2239
Fax: 205-343-2144
BJamison@NationalLand.com

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