

**SOLD**



# Demopolis Riverfront Hunting & Timber Investment

287 +/- Acres | Hale County, AL



## ADDRESS

0 Yellow Creek Road  
Demopolis, AL 36732

## LOCATION

Contact us for property location details.

## PROPERTY SUMMARY

This rare waterfront tract is extremely unique. Located just 6.5 miles outside Demopolis, enjoy features like 1.7+/- miles of Black Warrior River frontage, a 23+/- acre fishing lake, paved frontage on Yellow Creek Road, diverse timber stands including merchantable hardwood and unthinned pine plantation, multiple food plots, duck ponds, an intricate road and trail system, scenic lodge or cabin sites across the property, development opportunities for waterfront lots, strong potential conservation easement value, and fantastic hunting for the abundant trophy whitetail deer, turkey, ducks, dove, and other wild game this area is known for. The rustic camp overlooking the oxbow lake would be usable with a little TLC and a boat launch that accesses the river is just 0.14 miles away, so you can be on the main river by boat quickly and conveniently. Power is available nearby off Yellow Creek Road. Don't miss your chance to see this versatile riverfront property. Contact Clint Flowers, ALC at 855.NLR.LAND for more information.

[nationalland.com/listing/demopolis-riverfront-hunting-timber-investment](https://nationalland.com/listing/demopolis-riverfront-hunting-timber-investment)



National Land Realty  
9 N. Conception St.  
Mobile, AL 36602  
[NationalLand.com](https://NationalLand.com)



Clint Flowers, ALC  
Office: 251-572-7366  
Cell: 251-387-0787  
[cflowers@nationalland.com](mailto:cflowers@nationalland.com)

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.