



## Morgan Bluff Hunting & Timber Retreat

329 +/- Acres (\$2,273/acre) | Choctaw County, AL | \$747,800



### ADDRESS

0 Ararat Rd Tract C  
Toxey, AL 36921

### LOCATION

From Butler take Hwy 17 South, turn left onto Ararat Rd and property will be past the Spring Hill community on the left.

### PROPERTY SUMMARY

A rare opportunity to own 329 acres of pristine land on Ararat Road, just a stone's throw away from the scenic Tombigbee River. This expansive property boasts a mix of ready-to-thin pine and mature hardwood timber with multiple potential lake sites and utilities available. Outdoor enthusiasts will appreciate the food plots and abundant wildlife, making it a haven for deer and turkey hunting. Whether you're looking for a recreational retreat or considering investment opportunities, this vast acreage offers endless potential. Seize this chance to own a piece of untouched beauty in a coveted location.

[nationalland.com/listing/morgan-bluff-hunting-timber-retreat](https://nationalland.com/listing/morgan-bluff-hunting-timber-retreat)



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

**Will Ivey**  
Office: 251-727-6583  
Cell: 251-238-4620  
Fax: 888-672-1810  
[Wivey@nationalland.com](mailto:Wivey@nationalland.com)

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

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