



## Butler Recreational & Timber Tract

40 +/- Acres (\$1,782/acre) | Choctaw County, AL | \$71,278



### ADDRESS

0 Shiloh Rd  
Toxey, AL 36904

### LOCATION

From Butler take Hwy 17 South, turn left on Ararat Rd and Shiloh Rd will be approximately 3.5 miles on the left.

### PROPERTY SUMMARY

This affordable 40-acre tract with gentle topography has a lot to offer with timber types consisting of mature hardwood and pre-merchantable pine plantation. Conveniently located just south of Butler, this area is known for its above-average deer, turkey, and small game hunting. Lying near the northwest corner, there is also a strategically placed food plot that borders a small stream.

[nationalland.com/listing/butler-recreational-timber-tract](https://nationalland.com/listing/butler-recreational-timber-tract)



**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)

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.