

SOLD



Exceptional Hunting Tract in Browns on Mud Creek

165 +/- Acres | Dallas County, AL



ADDRESS

0 Hwy 5
Browns, AL 36773

LOCATION

2 miles south of highway 80 on
highway 5

PROPERTY SUMMARY

Located in arguably the best deer hunting area in Alabama, this property has a history of producing more trophy whitetail deer than tracts that are much larger in size.

The composition is outstanding in terms of wildlife habitat and boasts over 1.6 miles of Mud Creek frontage flanked by 40+- acres of mature hardwood SMZ. Three large, established food plots are easily accessed via the internal trail network. 75+/- acres consist of pre-merchantable pine plantation, and 40+/- acres have been recently cut and are being allowed to regenerate in natural hardwood timber.

The tract possesses over 1,700 feet of paved road frontage along Hwy 5 with power available at the road. It is situated only two miles south of US Hwy 80, 30 miles to Demopolis, 1.5 hours from Birmingham, and just over an hour to Tuscaloosa and Montgomery.

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National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com

Jason Abrams
Office: 334-489-5876
Cell: 334-216-0690
Fax: 888-672-1810
Jabrams@nationalland.com

Mitchell Jones
Office: 205-551-8982
Cell: 205-529-5500
Fax: 888-672-1810
Mjones@NationalLand.com

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