



Double T Ranch

2,503 +/- Acres | Washington County, AL | \$10,000,000



ADDRESS

7880 County Rd 34
Millry, AL 36558

LOCATION

Contact us for property location details.

PROPERTY SUMMARY

As much an experience as it is a piece of real estate, the Double T Ranch is a hidden gem of southwest Alabama. Located 8 miles east of Millry in Washington County the property is comprised of 2,503 acres of gently rolling hills ranging in elevation from below 80 feet in some of the creek bottoms to points upwards of 200 feet above sea level on some of the hilltops in a sandy loam soil type that contains a gravelly component in places. The incredible road network on the property has enjoyed an impeccable standard of upkeep and will allow for vehicle travel during even the wettest periods of the year.

The property consists largely of timberland of various cover types ranging from mature longleaf pine-upland hardwood mix to open pasture. The property has been professionally managed under a silviculture strategy that was tailored specifically to the property and focused on intensive timber management using tools such as prescribed fire and strategic timber harvest while maintaining a continuous concentration on wildlife habitat enhancement. This long-

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