

Suttle Highway 14 Cahaba River Retreat

689 +/- Acres | Perry County, AL | \$2,411,770







ADDRESS

0 Hwy AL 14 Selma, AL 36701

LOCATION

Contact agent for directions.

PROPERTY SUMMARY

This is one of the rarest riverfront tracts to hit the market in years. The waterfrontage includes 2.7± miles of frontage on the Cahaba River, a premier year-round river in the US offering fishing, boating/canoeing, and hunting opportunities, 1.6± miles of frontage on Bingham Creek along its north boundary, and 1.1± miles of frontage on Possum Creek along its southeast boundary. Located in both Perry & Dallas County near the Suttle community, access is easy with 0.8± miles of frontage on Highway 14, and this area of the renowned Black Belt is known for producing trophy bucks, turkey, dove, waterfowl, and other wild game. Pursuing those is easy with numerous large food plots, 20+ acres in duck ponds, miles of improved roads and trails throughout, and fantastic wildlife habitat. The timber is diverse, including professionally managed pine plantations, from pre-merchantable stands ideal for bedding habitat to merchantable stands ready for harvest, and over 150 acres of mature hardwood. Po

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