



Suttle Highway 14 Cahaba River Retreat

689 +/- Acres | Perry County, AL | \$2,411,770.20



ADDRESS

0 Hwy AL 14
Selma, AL 36701

LOCATION

Contact agent for directions.

PROPERTY SUMMARY

This rare riverfront tract offers 2.7± miles on the Cahaba River, 1.6± miles on Bingham Creek, and 1.1± miles on Possum Creek. Located in Perry & Dallas County near Suttle, it has 0.8± miles of Hwy 14 frontage for easy access. Set in Alabama's Black Belt, it's known for trophy deer, turkey, dove, and waterfowl.

Features include large food plots, 20+ acres of duck ponds, miles of roads/trails, and outstanding wildlife habitat. Timber includes managed pine—from bedding to harvest-ready—and 150+ acres of mature hardwood. Power is available, with scenic lodge sites and potential lake locations.

With flat to gently rolling terrain, it's suitable for ag use and may qualify for conservation easement benefits. Just 10 miles from Selma, 1 hour from Montgomery/Tuscaloosa, and 1.5 hours from Birmingham, this is a rare opportunity to own a premier recreational and investment property.

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