



Suttle Cahaba River Retreat and Timber Investment

689 +/- Acres | Dallas County, AL | \$2,308,409



ADDRESS

0 Hwy AL 14
Selma, AL 36701

LOCATION

Contact agent for directions.

PROPERTY SUMMARY

This rare riverfront tract features 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 offers easy access with 0.8± miles of Hwy 14 frontage. This Black Belt region is renowned for trophy deer, turkey, dove, waterfowl, and more.

Enjoy hunting with numerous food plots, 20+ acres of duck ponds, and miles of roads/trails. The timber is diverse—professionally managed pine plantations, pre-merchantable to harvest-ready, plus 150+ acres of mature hardwood. Power is available, with multiple scenic sites for a lodge or camp, and potential lake sites.

The flat-to-gently rolling terrain also suits ag conversion, and conservation easement options could help it pay for itself. Just 10 miles from Selma, 1 hour from Montgomery/Tuscaloosa, 1.5 hours from Birmingham/Meridian, and 3 hours from Mobile, this is a rare opportunity to own a legacy property.

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