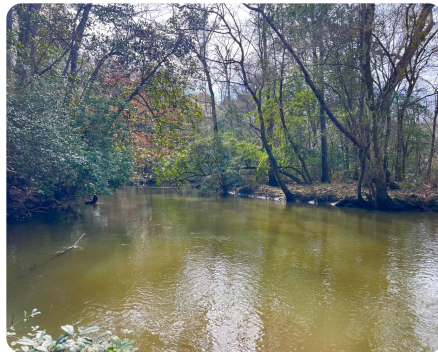




West Fork Choctawhatchee River Pond and Timber Tract

442 +/- Acres | Barbour County, AL | \$1,577,000



ADDRESS

0 County Road 303
Skipperville, AL 36374

LOCATION

Call Agent for Details. Agent must be present for showings.

PROPERTY SUMMARY

This 442± acre tract offers a rare mix of timber value, recreation, and natural beauty. Featuring merchantable pine plantation, pre-merchantable stands, mature hardwoods, and a recently clear-cut area, the property provides both immediate and long-term timber income potential. It includes over a mile of frontage on the West Fork of the Choctawhatchee River and a scenic 18± acre lake, creating excellent wildlife habitat and peaceful views. Multiple food plots and an extensive trail system make it ideal for hunting and outdoor recreation. With a county road ending at the entrance, enjoy total privacy and seclusion. Whether you're seeking timber investment, a hunting retreat, or a private getaway, this property delivers it all.

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