



Brownville - Mud Creek - Hunting & Recreational Tract

153 +/- Acres (\$2,288/acre) | Tuscaloosa County, AL | \$350,000



ADDRESS

0 Brownville Road
Brownville, AL 35475

LOCATION

From Tuscaloosa/Northport: Travel North on HWY 43 for 2 miles. Turn left onto HWY 171 and travel North for 13.5 miles. Turn left onto Brownville Road and travel 1/2 mile. Entrance to Property is on left.

Shown by Appt. Only

PROPERTY SUMMARY

Located just twenty minutes from the Civic Center in Northport, this hunting and recreational property offers diverse terrain and exceptional features to include seven food plots. With over two miles of ATV/UTV trails and nearly a mile of creek frontage along Mud Creek, outdoor enthusiasts will find plenty to explore. Excellent hunting, with minimal pressure in recent years and abundant deer and turkey sign.

The property boasts a healthy mix of hardwoods and planted pines, along with food plots and ample water sources, creating an ideal habitat for wildlife. Accessed via a deeded easement, this property is perfect for those seeking a premium hunting and recreational retreat. If you're in the market for a jam-up hunting or recreation tract, this property is less than twenty minutes from both Northport and Tuscaloosa, making it incredibly convenient and should be in consideration.

For more details or to schedule a tour, contact agent today. **Shown by**

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