

**SOLD**



# Choctawhatchee River Recreational and Potential Development Tract

266 +/- Acres | Houston County, AL



## ADDRESS

0 Highway 92  
Newton, AL 36352

## LOCATION

Call agent for details.

## PROPERTY SUMMARY

This exceptional Choctawhatchee River frontage tract in Houston County, AL, offers a unique blend of recreational and development potential. With paved road frontage for easy access, this property features a variety of pine plantations, ranging in age, and includes a section with a quail cut, providing an ideal habitat for wildlife. The land is also adorned with mature hardwood timber, enhancing its natural beauty and value. With a well-maintained internal trail system, it's perfect for outdoor activities such as hunting, hiking, and exploring. One of the most diverse tracts available in the area, it's located just a short drive from both Dothan and Enterprise, offering convenience alongside its rural charm. Given its diverse ecosystems and prime location, this property is also a potential great fit for a conservation easement, making it a rare opportunity for both long-term investment and recreational enjoyment in a highly sought-after area.

[nationalland.com/listing/choctawhatchee-river-recreational-and-potential-development-tract](https://nationalland.com/listing/choctawhatchee-river-recreational-and-potential-development-tract)



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