



Blackbelt Hunting, Recreation and Timber Tract

827 +/- Acres | Lowndes County, AL | \$2,995,000



ADDRESS

0 Blue Hill Road
Gordonville, AL 36040

LOCATION

From US HWY 80E, turn right onto Co Rd 17 and go 9.3 miles. Turn right onto Blue Hill Road and go .2 miles. Property on the right.

PROPERTY SUMMARY

Premier Recreational & Hunting Tract with Exceptional Diversity and Location!

The location, composition, and diversity of this property make it one of the most compelling recreational and hunting tracts to come on the market in recent years.

The land offers an outstanding mix of habitat types, including:

- 120± acres of mature hardwoods
- 375± acres of pine plantation, ranging from 5 to 16+ years in age
- 40± acres of recent clear-cut
- 225± acres of natural timber
- Over 5 miles of large creek frontage
- 2 large fields, one 30+/- acres and the other 15+/- acres

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National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com

Jason Abrams
Office: 334-489-5876
Cell: 334-216-0690
Fax: 888-672-1810
Jabrams@nationalland.com

Mitchell Jones
Office: 205-551-8982
Cell: 205-529-5500
Fax: 888-672-1810
Mjones@NationalLand.com

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