



## Hamilton Hunting and Timber Investment

108 +/- Acres | Marion County, AL | \$302,400



### ADDRESS

1423 Co Hwy 25  
Hamilton, AL 35570

### LOCATION

Call for directions

### PROPERTY SUMMARY

This 108-acre tract offers a solid mix of merchantable pine and hardwood timber situated on rolling sandy-gravel hills at the headwaters of Watts Creek. With roughly a quarter mile of frontage along County Road 25, the property is easily accessible with 3 separate entrances and well-suited for multiple uses. An extensive internal road system allows you to navigate throughout the property by pickup or ATV. Several openings could be converted into food plots with minimal effort, enhancing the property's already strong recreational appeal. The surrounding area is well-regarded for quality deer hunting, and wildlife activity on the property is evident. The seller is now offering this property as a whole, or divided into 2 separate tracts. This is a great opportunity for both timber investment and outdoor recreation. Call today to schedule your private showing!

[nationalland.com/listing/hamilton-hunting-and-timber-investment](https://nationalland.com/listing/hamilton-hunting-and-timber-investment)



National Land Realty  
2633 Valleydale Rd.  
Suite 150  
Birmingham, AL 35244  
[Nationalland.com](https://Nationalland.com)



**John Ross Havard**  
Office: 205-606-5493  
Cell: 205-300-5007  
Fax: 864-331-1610  
[Jrhavard@nationalland.com](mailto:Jrhavard@nationalland.com)

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