

NEW



The Cahaba River Camp: A Turnkey Hunting, Recreation and Timber Tract

335 +/- Acres | Perry County, AL | \$1,300,000



ADDRESS

0 Upper River Rd
Marion, AL 36756

LOCATION

Contact listing agent for directions
from your location.

PROPERTY SUMMARY

This turnkey 335-acre property offers the perfect blend of recreation, comfort, and natural beauty along Alabama's famed Cahaba River. The four-bedroom, two-bath cypress camp house combines rustic charm with modern convenience, while over a mile of river frontage provides year-round water access and scenic views. Enjoy deer, turkey, duck, and dove hunting, plus fishing and kayaking on one of the state's last wild rivers. The land features merchantable hardwood and pine timber, 10 food plots with shooting houses, a 30x30 equipment shed, an internal road system, a flooded duck hole, and a soft mass orchard. Bordering the Talladega National Forest, this property offers unmatched privacy and recreation. Located near Heiberger, just over an hour from Tuscaloosa and Birmingham, it's ideal as a private hunting lodge, family retreat, or long-term recreational investment.

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