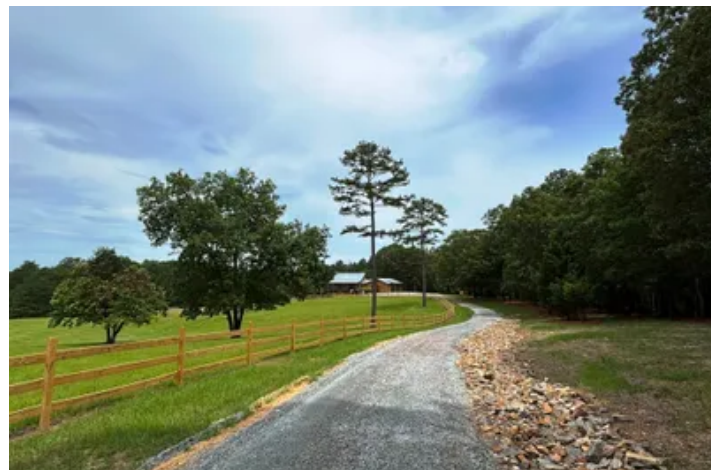
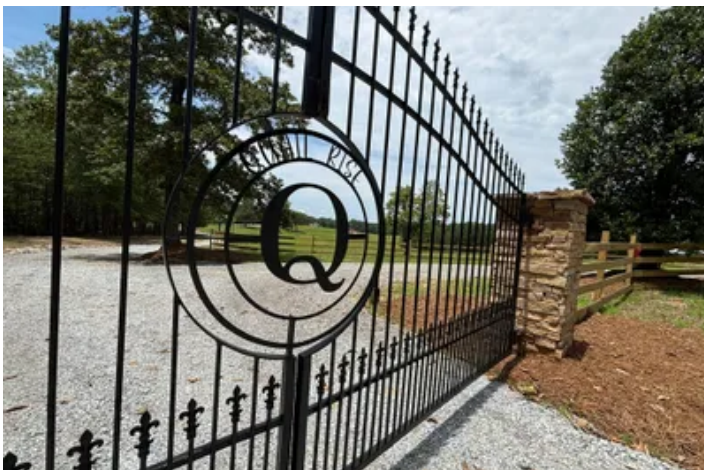


Winston County Lodge and 1074 acres
000 County Road 3635
Nauvoo, AL 35578

\$3,850,000
1,074± Acres
Winston County



Winston County Lodge and 1074 acres
Nauvoo, AL / Winston County

SUMMARY

Address

000 County Road 3635

City, State Zip

Nauvoo, AL 35578

County

Winston County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Horse Property

Latitude / Longitude

34.0491 / -87.4662

Taxes (Annually)

3596

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 2.5

Acreage

1,074

Price

\$3,850,000

Property Website

<https://www.mossyoakproperties.com/property/winston-county-lodge-and-1074-acres-winston-alabama/84462/>



Winston County Lodge and 1074 acres Nauvoo, AL / Winston County

PROPERTY DESCRIPTION

Quail Rise – 1,074± Acres | Winston County, AL

Quail Rise is a rare find—a turnkey hunting and recreational tract that blends natural beauty, mature timber, and first-class amenities. With 1,074± acres of rolling ridges, fertile bottomland, and over a mile of Browns Creek frontage, this property has been managed with pride and purpose for over 30 years. Whether you're after trophy whitetails in the fall, strutting gobblers in the spring, a year-round quiet country escape or income from timberland, it's all here.

Located just 30 minutes from Jasper and Smith Lake, one hour from Birmingham and Muscle Shoals, and within 1.5 hours of Tuscaloosa, Madison, and Huntsville, *Quail Rise* offers true seclusion without sacrificing accessibility.

Property Highlights:

The Land

- 1,074± acres in Winston County, Alabama
- Extensive internal road and trail system with gravel where needed
- Bridges rated for heavy equipment at key creek crossings
- Rolling topography with everything from high ridges to fertile bottomland
- Excellent setup for family retreats or a corporate hunting operation
- Historical Indian sites scattered across the property

Hunting & Wildlife

- 25 large food plots – each with heated and easily accessible shooting houses and feeders
- Bordered by large, conservation minded landowners
- High deer density
- Several of the pastures would make for great dove fields

Timber

- Approx. 1,000 acres of mature mixed hardwood and pine timber
- 185± acres of upland 30+ year-old thinned pine
- Bottomland Hardwood with a good mixture of mature oak, hickory and other mixed hardwood species
- Immediate Income potential from a second thinning in the pine and selective harvest in the Hardwood stands

Water Features

- 2 stocked catfish ponds
 - 1.5+ miles of Browns Creek with several spring fed tributaries
 - 5 unstocked ponds
-

Structures & Improvements

Main Lodge (Fully Furnished)

- 2,400± sq ft heated/cooled (+4,000 sq ft under roof)
- 3 bedrooms, 2.5 bathrooms, loft, and finished basement
- 2 rock fireplaces, walk-in pantry, large living room
- Master suite with sitting area, walk-in closet, and separate tub/shower
- Bar with ice maker, double ovens, full kitchen setup
- Wrap-around porch with sunset views over the 15-acres of fenced pasture and pond

- Built-in safe, security system, satellite TV
- Filtered well water, central heat/air (2 units), metal roof, gutters
- Attached garage + plenty of extra parking

Manager's House

- 3BR/2BA with approx. 1,300± sq ft heated/cooled
- Large porch, newer A/C, filtered well water
- Recently remodeled
- Perfect for guests or manager's home

Metal Building #1

- 3,200± sq ft under roof, gravel floor
- 4 roll-up doors, power and water
- Ideal for equipment storage (equipment available separately)

Metal Building #2

- 3,200± sq ft under roof, concrete floor
- Equipment work pit, loft storage, water/power
- 2 sliding doors – ready to run operations or repairs

Other Improvements

- 430± sq ft game processing building with stainless sinks, 5 deep freezers, water and power
- Additional well and power near run to the center of the property
- Dog kennels, pony sheds in fenced pasture

Summary

This is more than just land—it's a working, income-producing property that's been built and maintained with long-term stewardship in mind. Whether you want to hunt, host, or just relax in peace and quiet, *Quail Rise* is ready.

For more info or to schedule a private showing:

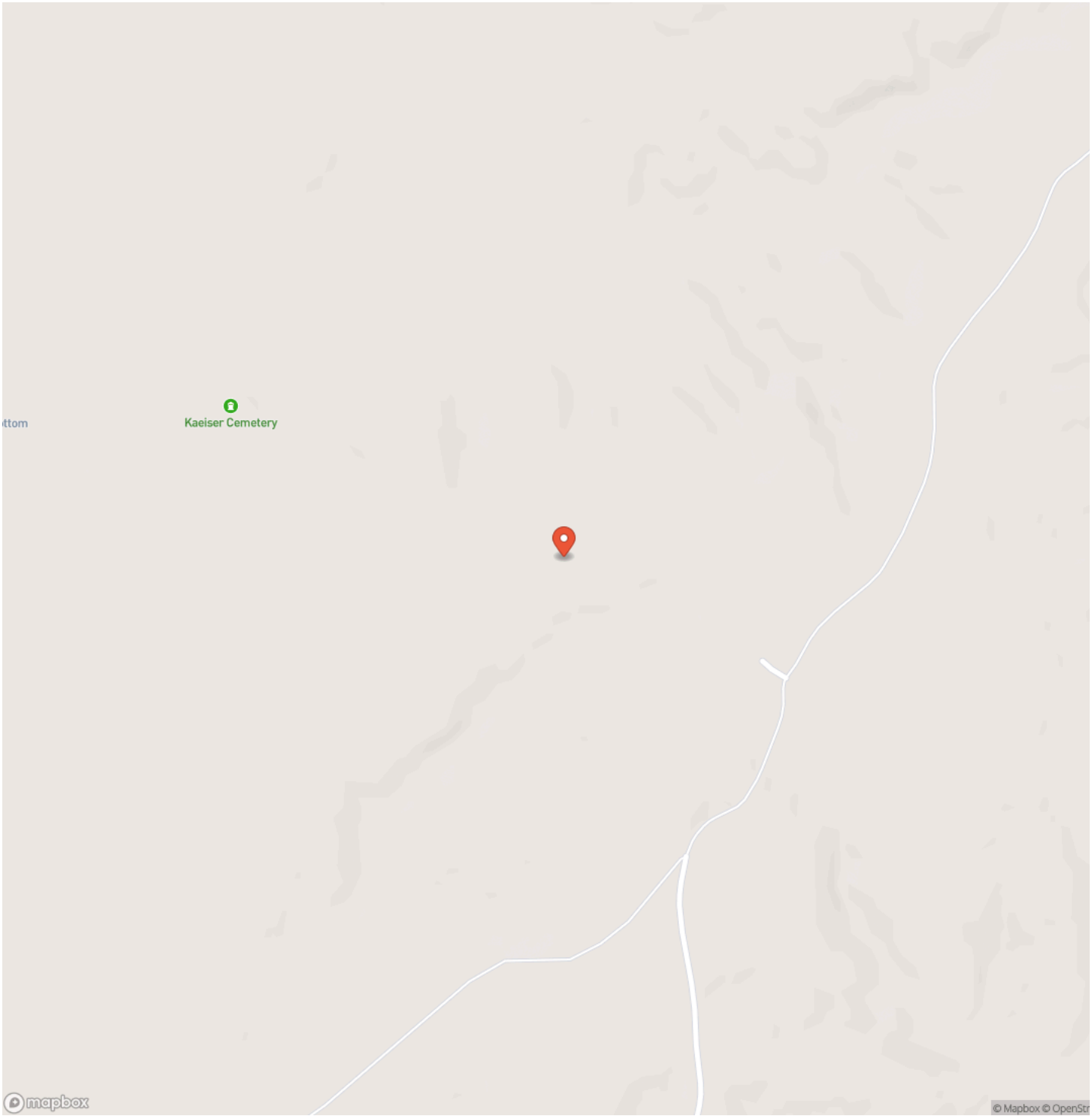
Nathan McCollum – [\(256\) 345-0074](tel:(256)345-0074)
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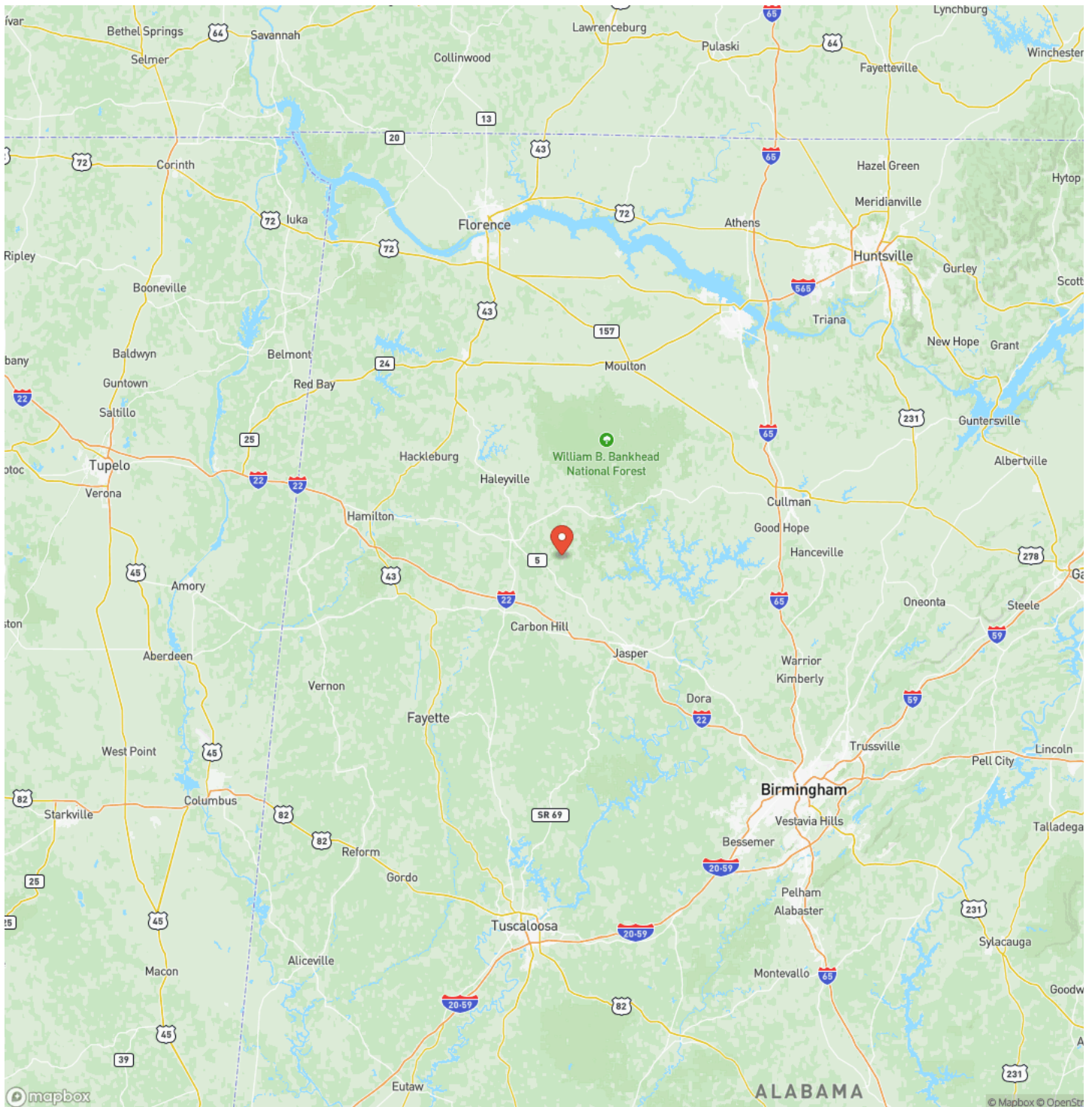
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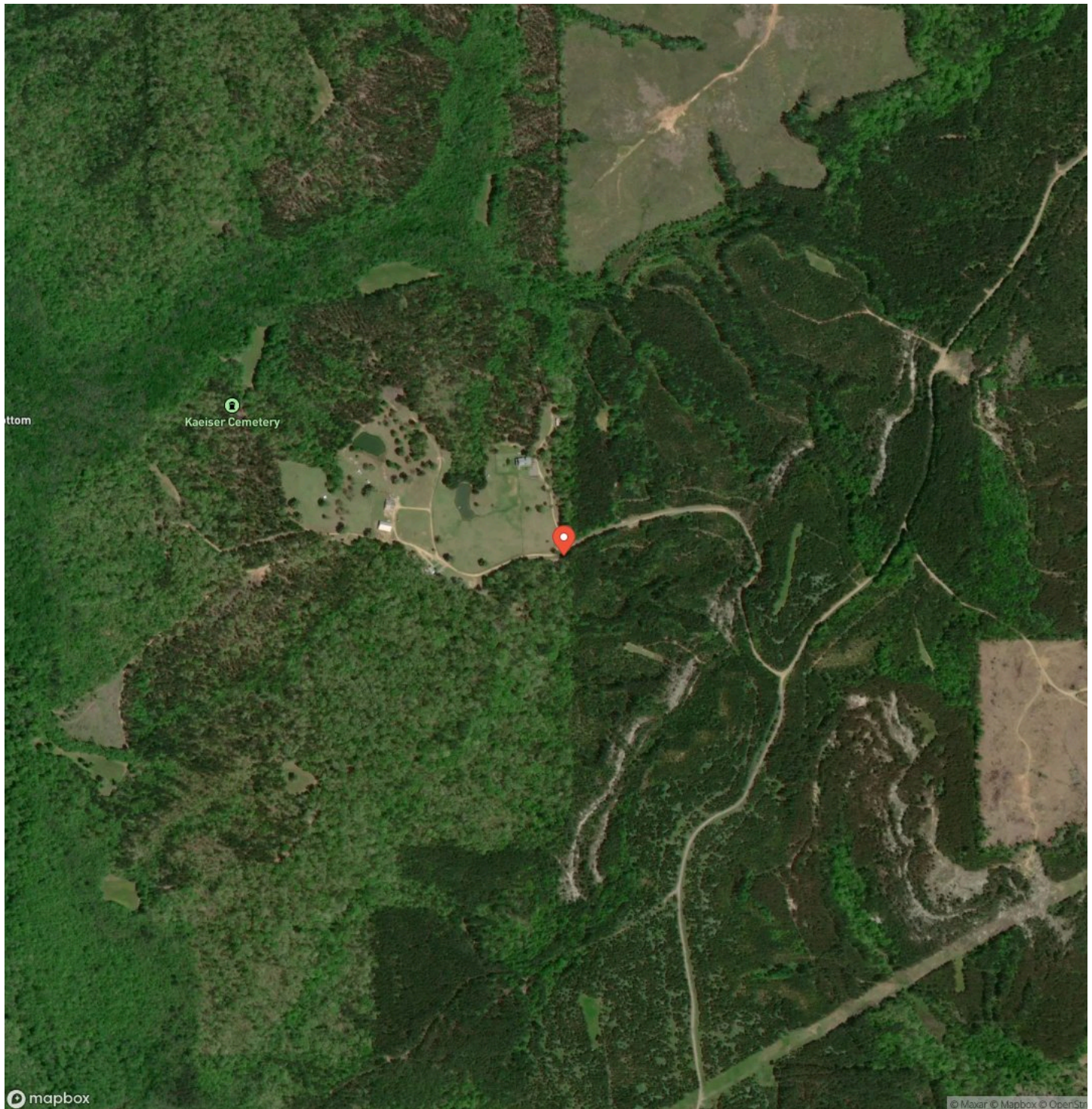
Locator Map



Locator Map



Satellite Map



Winston County Lodge and 1074 acres
Nauvoo, AL / Winston County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cameron Isbell

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cisbell@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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