

**Lauderdale County Timber Investment
Tract**
County Road 8
Waterloo, AL 35677

\$118,500
55± Acres
Lauderdale County



Lauderdale County Timber Investment Tract Waterloo, AL / Lauderdale County

SUMMARY

Address

County Road 8

City, State Zip

Waterloo, AL 35677

County

Lauderdale County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

34.9589151 / -87.9234734

Taxes (Annually)

83

Acreage

55

Price

\$118,500

Property Website

<https://www.mossyoakproperties.com/property/lauderdale-county-timber-investment-tract-lauderdale-alabama/28437/>



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PROPERTY DESCRIPTION

Great timber investment and hunting opportunity at a reduced price!! Don't miss the chance to own an excellent eleven-year-old stand of pine timber. This tract is in a prime location to grow and market pine pulp wood or pine sawtimber to multiple mills in Alabama and Mississippi. Whitetail deer are plentiful in this area along with many other species of wild game. This property has over 1,500 feet of continuous paved road frontage along Lauderdale County Road 8 and is located less than 25 miles from all the amenities of Florence, Alabama. The town of Waterloo, Alabama is located only 10 miles away. For the outdoor enthusiast who enjoys spending time on the water, this tract is located only 5 miles from the nearest boat ramp on one of the best freshwater fisheries in the nation - beautiful Pickwick Lake. Don't miss this opportunity to own a property that can provide great hunting potential, passive income from timber harvests, and great boating/ fishing only minutes away.

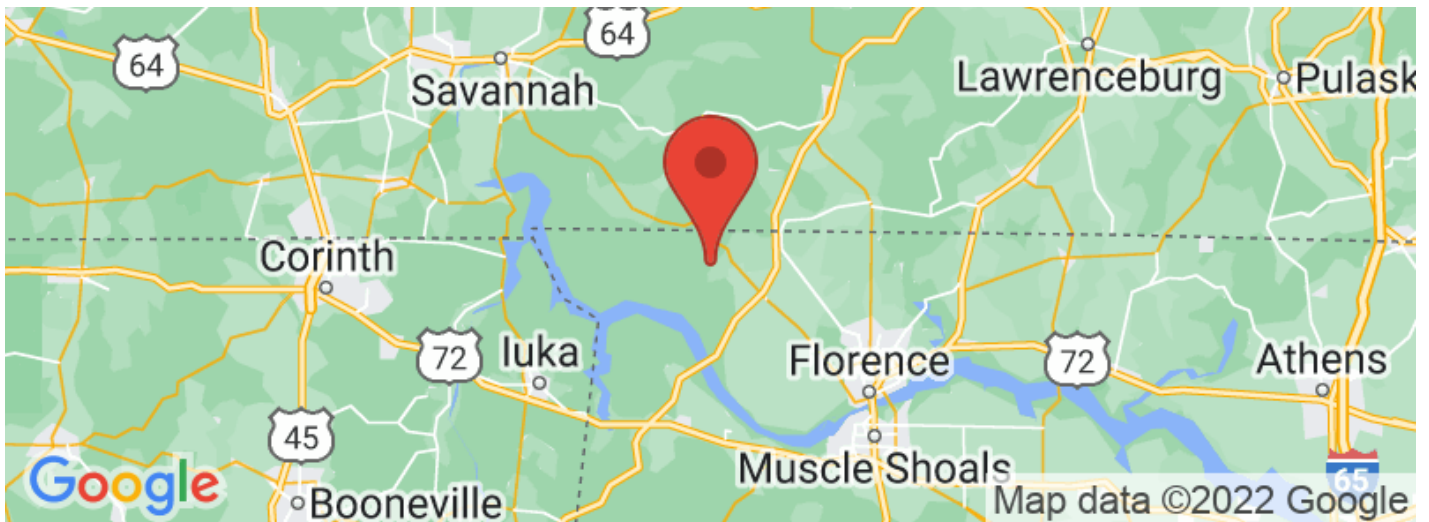
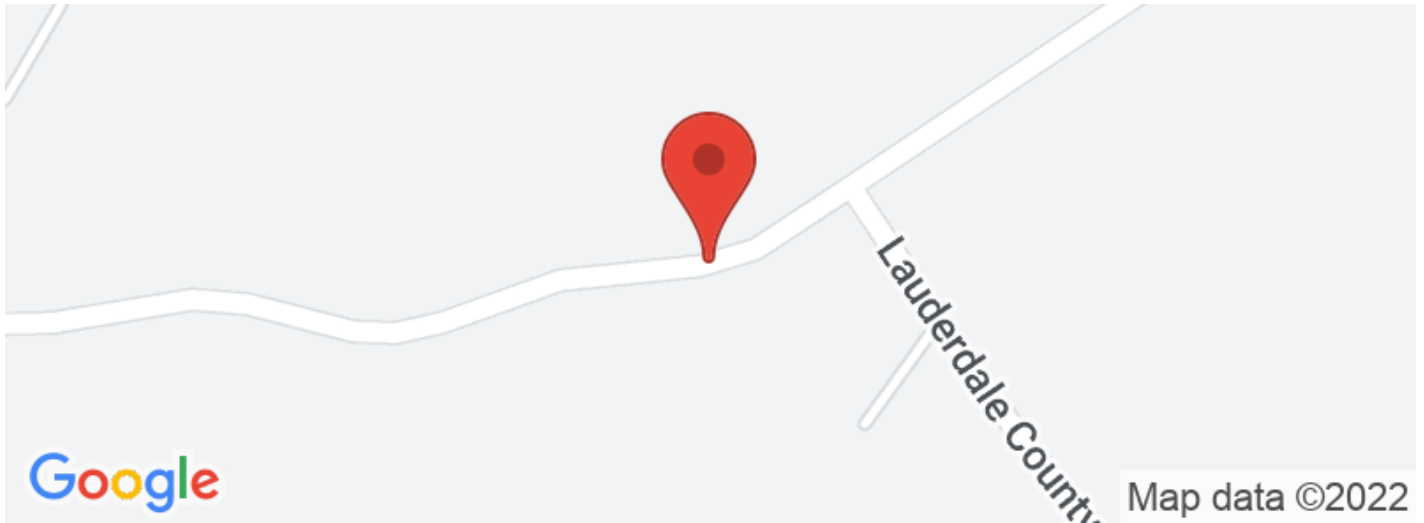
Call or text Austin Littrell at [256-460-1875](tel:256-460-1875) for more information.



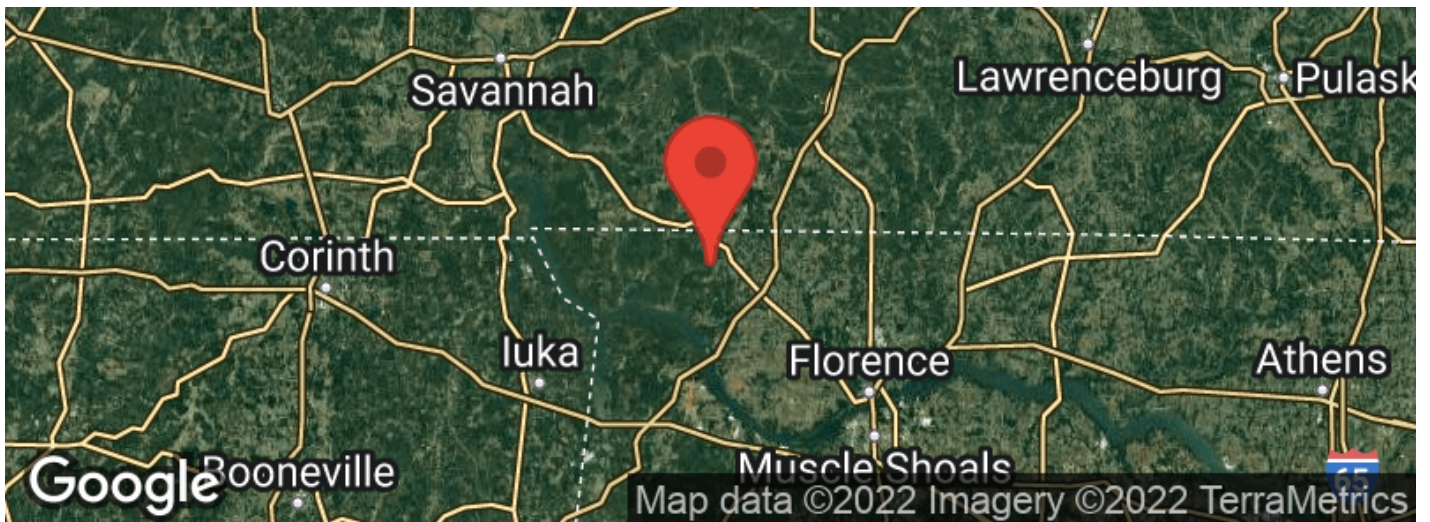
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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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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MORE INFO ONLINE:

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