

Hilltop Hunting Retreat
00 Highway 82
Centreville, AL 35042

\$1,486,369
573± Acres
Bibb County



Hilltop Hunting Retreat Centreville, AL / Bibb County

SUMMARY

Address

00 Highway 82

City, State Zip

Centreville, AL 35042

County

Bibb County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.837469 / -86.9564

Acreage

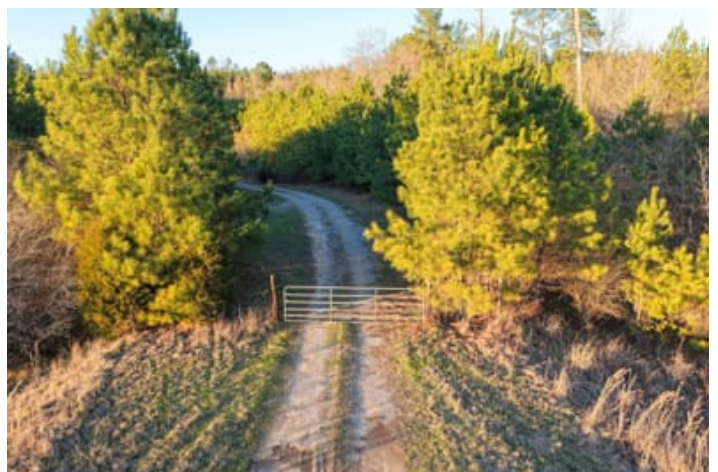
573

Price

\$1,486,369

Property Website

www.forestryrealestate.com



PROPERTY DESCRIPTION

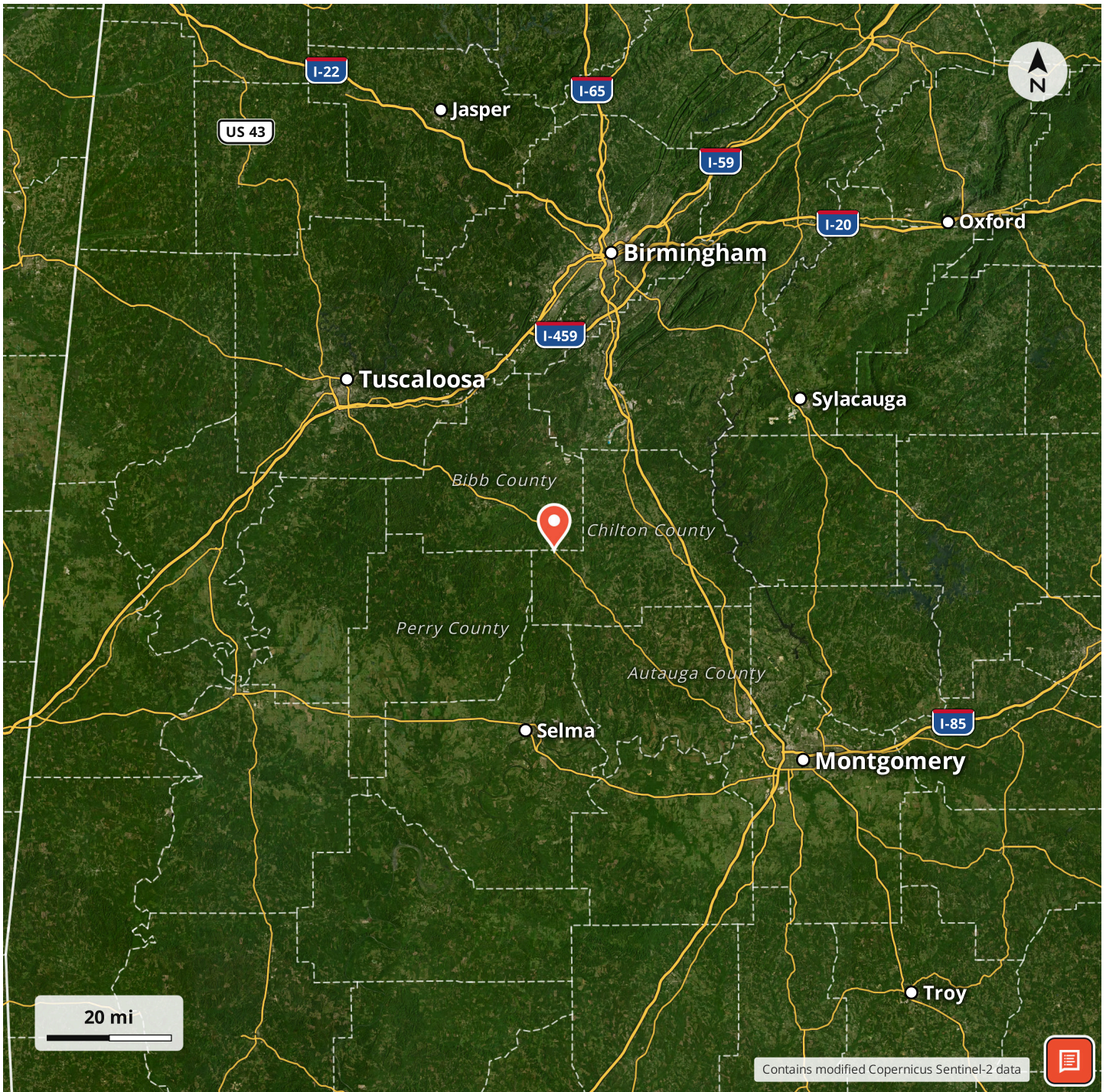
Located just east of Centreville, Alabama, with direct AL Highway 82 frontage, the Turkey Ridge Tract offers 573 acres of premium investment and recreational timberland in the heart of Bibb County. This exceptional property features six well-established stands of planted pines, including a mature 1996 Loblolly Pine plantation, multiple Longleaf Pine plantations established between 2009 and 2011, and a younger 2015 Pine plantation - representing a diverse mix of age classes that provide both near-term harvest opportunity and long-term investment potential. Large food plots are strategically distributed throughout the tract, making it an outstanding destination for wildlife management and recreational hunting. Whether you're seeking a turnkey recreational property, a timber investment, or both, the Turkey Ridge Tract delivers exceptional value in one of Alabama's most productive timberland counties.



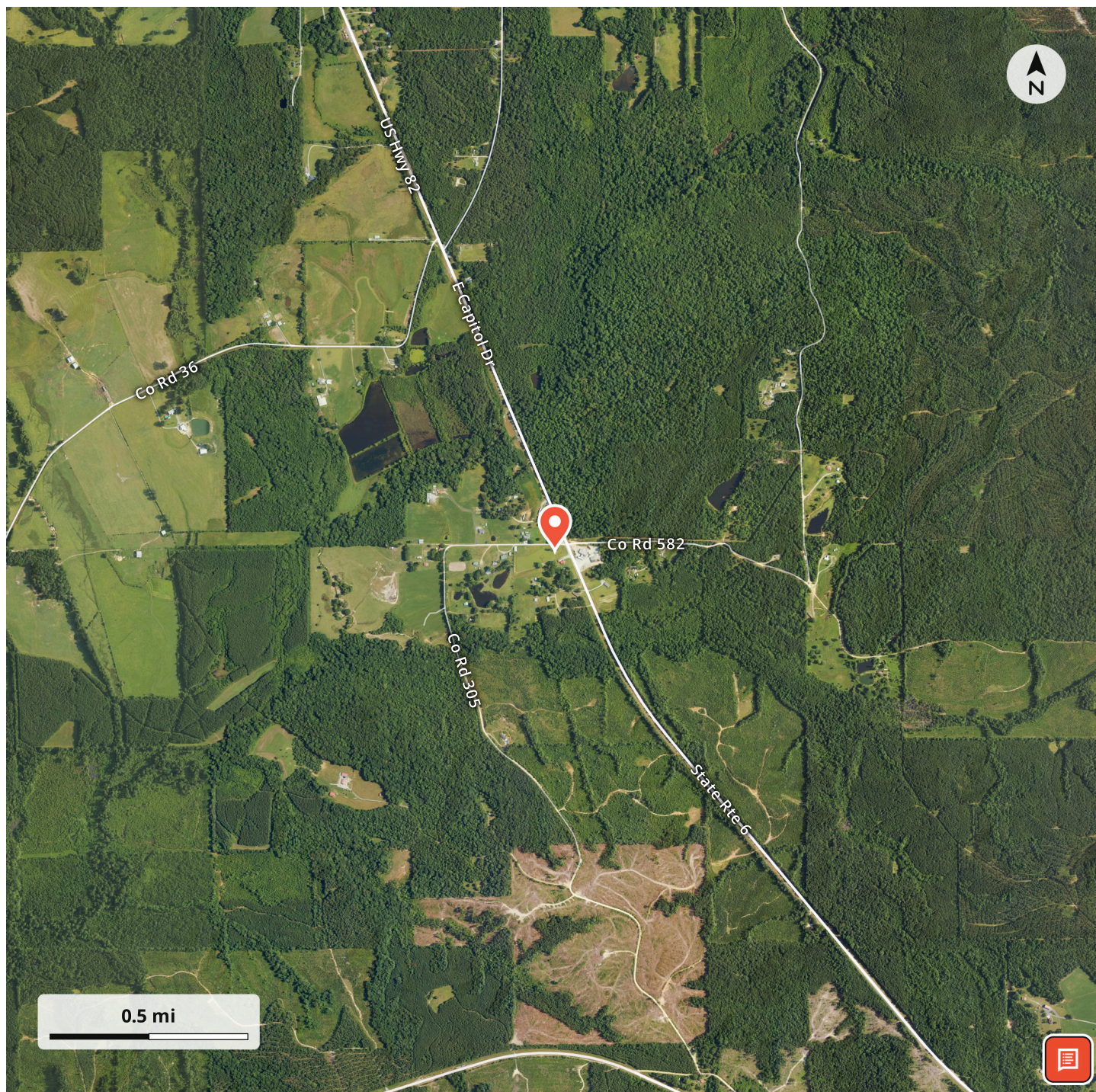
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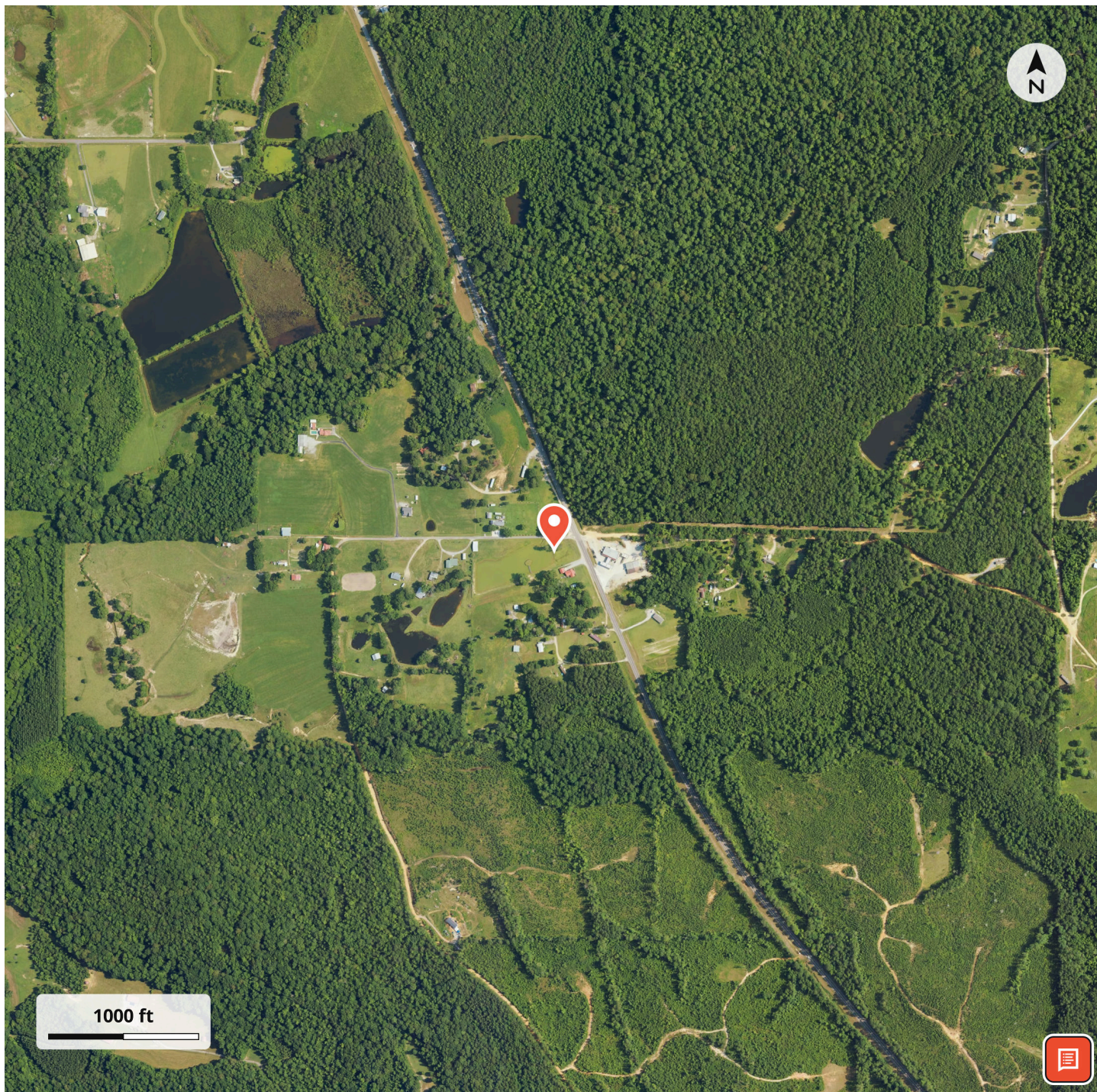
Regional Map



Locator Map



Aerial Map



Hilltop Hunting Retreat

Centreville, AL / Bibb County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

1100 Asbury Rd.

City / State / Zip

Little Rock, AR 72211

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.forestryrealestate.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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