



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**107± ACRES**  
**LAUDERDALE COUNTY, AL**  
**\$225,000**



OFFICE (334) 931-0090 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE LAUDERDALE 107

## PROPERTY PROFILE

### LOCATION:

- CR 8 Waterloo, AL 35677
- Lauderdale County
- 6.2± Miles S of the TN State Line
- 7.4± Miles E of the Lauderdale WMA
- 8.6± Miles NE of Pickwick Lake
- 9± Miles NE of Waterloo
- 17± Miles NW of Florence
- 24± Miles NW of Muscle Shoals
- 28± Miles E of the MS State Line

### PROPERTY INFORMATION:

- 107± Acres
- 2,800'± Road Frontage
- Trail System
- Abandoned Rustic Cabin
- Mixed Hardwoods
- Creek Beds
- Scenic Winter Views
- Cleared Hilltops
- Deer & Turkey

### COORDINATES:

- 34.95343, -87.9463

### TAX INFORMATION:

- Tax Area Code 1
- Tax Year 2024
- \$176.60
- Parcel ID 704190000010000

### PROPERTY USE:

- Hunting
- Hiking
- Camping
- ATV Riding



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**JUSTIN NUNEZ**

LAND SPECIALIST

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2121 5th Street, Ste 206 - Meridian, MS 39301

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# WELCOME TO THE LAUDERDALE 107

**WELCOME TO THE LAUDERDALE 107, SITUATED JUST NORTH OF PICKWICK LAKE IN BEAUTIFUL WATERLOO, ALABAMA.** This 107± acre Lauderdale County tract is loaded with mixed hardwoods, and the deer and turkey sign is abundant! Game trails and rubs are evident. The property is made up of three hilltops, locally known as "The Three Sisters," and is accessed by an established trail system ready for hiking or ATV riding. Along the 2,800 feet of road frontage, you'll find an old, weathered cabin that does its part in creating the rustic permanence you expect from northern Alabama. You will find cleared areas on two of the high points, ready for food plots, that will offer excellent views once the leaves drop. With creek beds, white oaks, abundant game, seasonal views, quick access to Pickwick Lake, and within a short driving distance to the Tennessee and Mississippi state lines, this property certainly is worth considering!

**Contact Justin Nunez today to schedule a personal tour and experience #TheSmallTownWay.**



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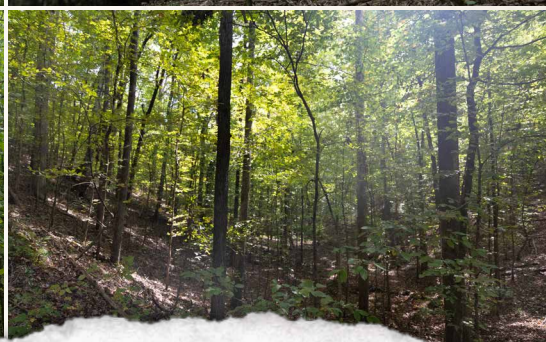
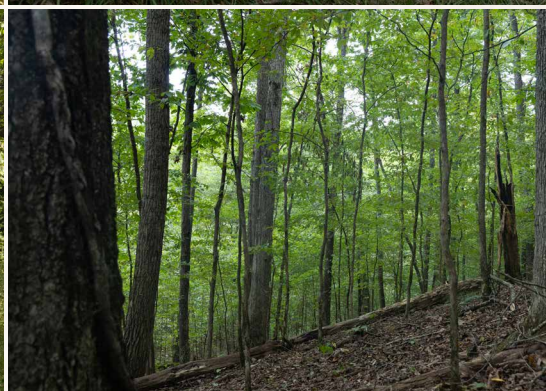
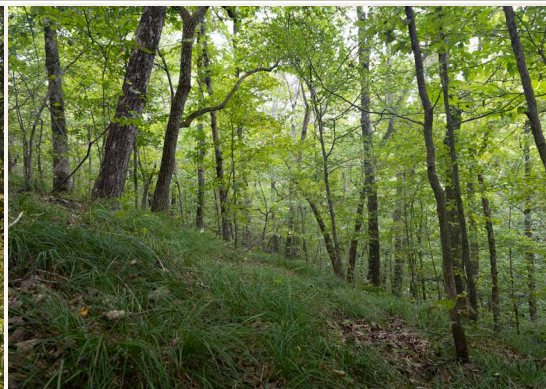
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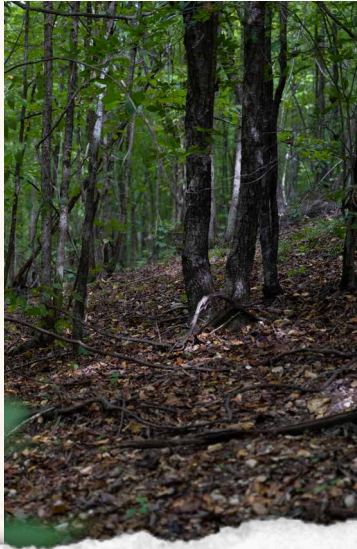
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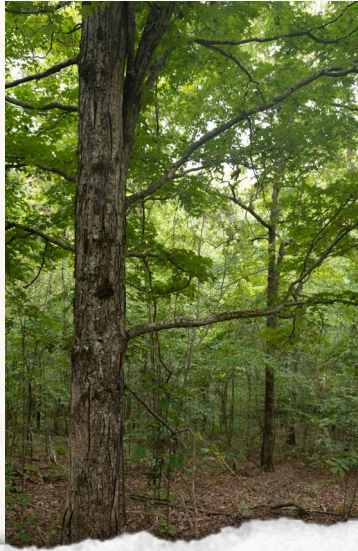
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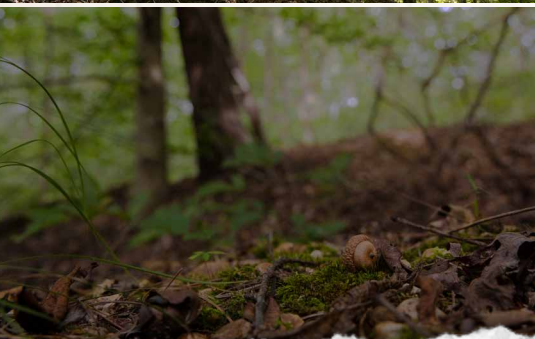
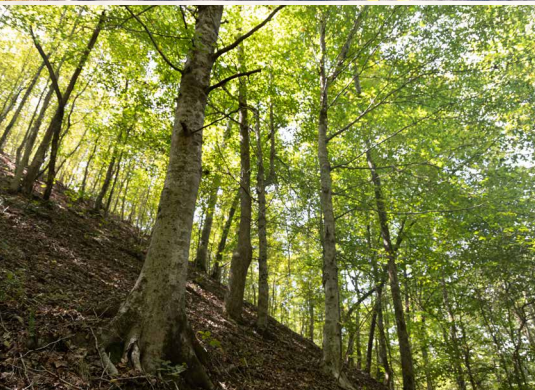
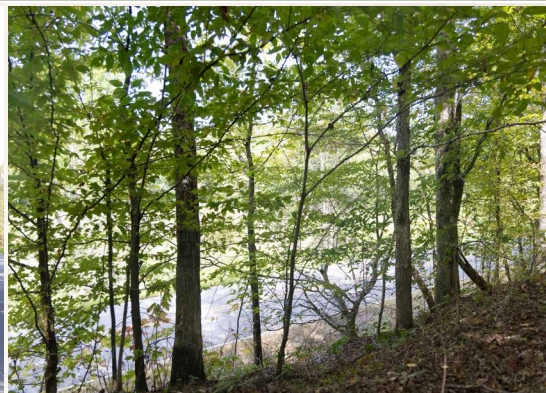
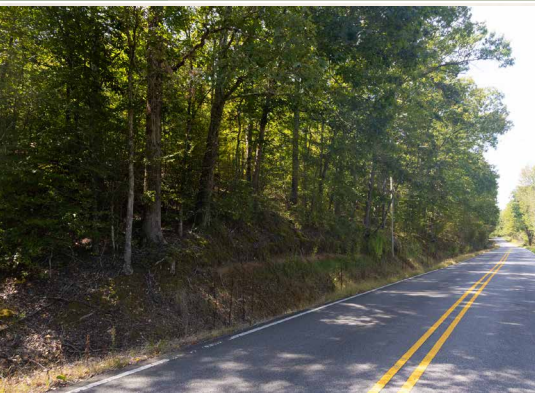
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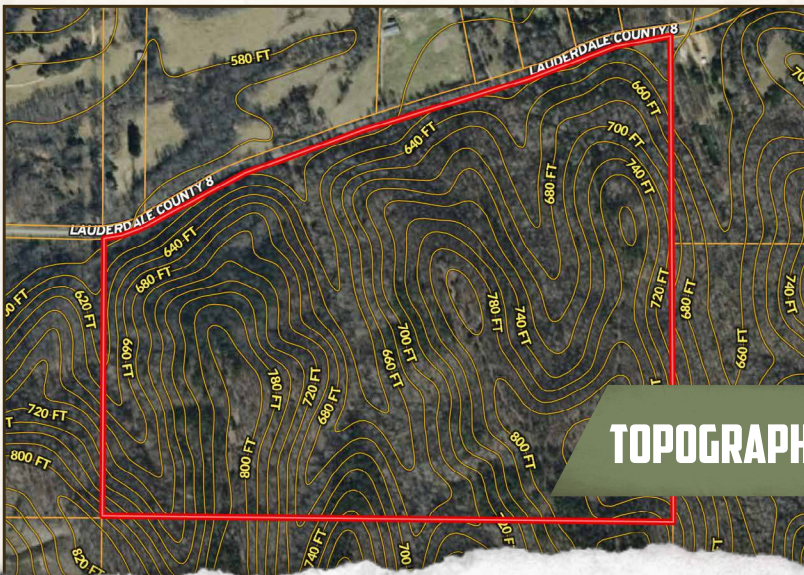
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## WATER MAP



## TOPOGRAPHY MAP



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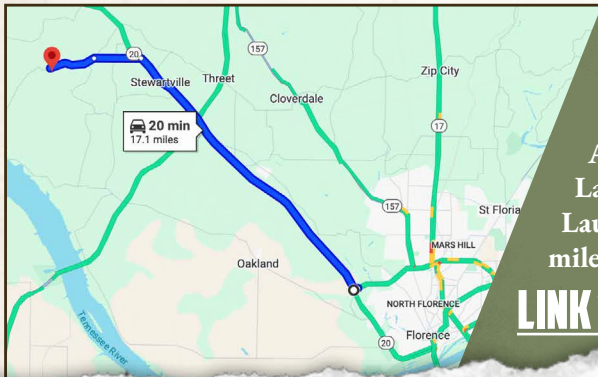
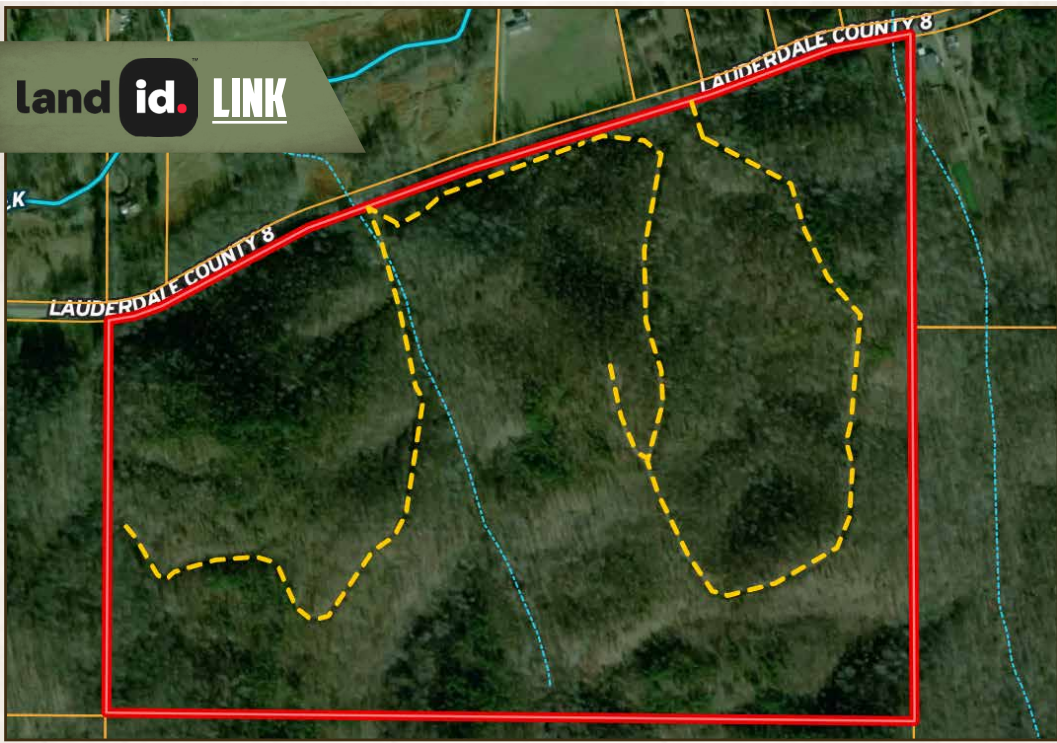
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land id. LINK



Directions From the Intersection of Bumpass Creek Road and Lauderdale County 14 in Waterloo, AL: Travel 4.3 miles east on Lauderdale County 14. Turn left on Lauderdale County 8 and proceed 4.8 miles to the property on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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