



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



63.5± ACRES
TUSCALOOSA COUNTY, AL
\$699,000

PLUS A SHOP WITH LIVING SPACE



OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE TUSCALOOSA 63.5

PROPERTY PROFILE

LOCATION:

- 16909 Gainsville Road
Ralph, AL 35480
- Tuscaloosa County
- 6± Miles NW of Interstate 20/59
- 14± Miles SW of Tuscaloosa
National Airport
- 18± Miles SW of the
University of Alabama

COORDINATES:

- 33.143078, -87.746292

PROPERTY USE:

- Residential
- Hunting
- Farm
- Investment
- Potential Commercial

TAX INFORMATION:

- Parcel 34-01-12-0-000-013.002
- Parcel 34-01-12-0-000-013.003
- 2025 Taxes \$1,664.72

PROPERTY INFORMATION:

- 63.5± Acres
- 4,800± SqFt Shop
- Built in 2024
- 1,100± SqFt of Living Space
 - Fully Furnished
 - 2 Bedrooms/1 Bath
 - Quartz Countertops
 - Stainless Appliances
- 20'x25' Reinforced
Loft for Storage
- 4,000± SqFt Garage/
Equipment Area
- 3 Electric Doors
- Electric Gate
- Greenfields
- 1,300'± Paved Road Frontage
- Sipsey Valley School Zone



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TUSCALOOSA 63.5

WELCOME TO THE TUSCALOOSA 63.5, LOCATED AT 16909 GAINSVILLE ROAD IN RALPH, ALABAMA. This exceptional 63.5± acre Tuscaloosa County property offers the perfect combination of convenience, quality improvements, recreation, and long-term land ownership. Nestled in one of the area's most sought-after rural locations, this tract is just six miles from Interstate 20/59 and only 18 miles from the University of Alabama, providing an easy commute while enjoying the privacy of country living.

Constructed in 2024, an impressive 60'x80' insulated shop offers 4,800± square feet under roof with features designed for comfortable living and serious storage. The two-story, 1,100± square foot living quarters include two bedrooms and one bathroom with engineered hardwood and LVP flooring, quartz countertops, stainless steel appliances, crown molding, and cedar siding surrounding the living area inside for a warm, rustic feel. To top it off, the space is being offered fully furnished, making it truly move-in ready. A reinforced 20'x25' loft provides excellent heavy-duty storage for equipment, supplies, or a gun safe.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE TUSCALOOSA 63.5

The remaining insulated shop space is built for work and recreation alike. The shop features a six-inch reinforced concrete floor designed to support heavy equipment, tractors, and vehicles, along with three electric overhead doors, including one 14'x12' door and two 12'x12' doors. Whether you're storing trucks, tractors, UTVs, boats, campers, or other equipment, this building offers exceptional functionality. With its size, layout, and accessibility, the versatile building also offers outstanding potential for various business or commercial uses. A HySecurity electric entrance gate provides convenient access and added security.

Equally impressive is the 63.5± acres of land, of which roughly 20 have recently been harvested, sprayed, and replanted in loblolly pine. The balance consists primarily of pine timber mixed with hardwoods, providing future timber value and outstanding wildlife habitat. The property features an established trail system with multiple food plots and has consistently produced outstanding deer and turkey hunting, including several trophy whitetail deer over the years. A fenced area provides an excellent setup for livestock, adding another layer of versatility.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE TUSCALOOSA 63.5

Additional features include 1,300± feet of paved road frontage along Gainsville Road, offering convenient access in one of the fastest-growing rural areas surrounding Tuscaloosa.

Whether you're looking for a primary residence, a weekend retreat, a turnkey hunting property, a business headquarters, or a place to securely store your equipment while enjoying the outdoors, the Tuscaloosa 63.5 offers a rare opportunity.

Contact Shawn Simpson today and tour a truly versatile property in one of West Alabama's most desirable locations!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

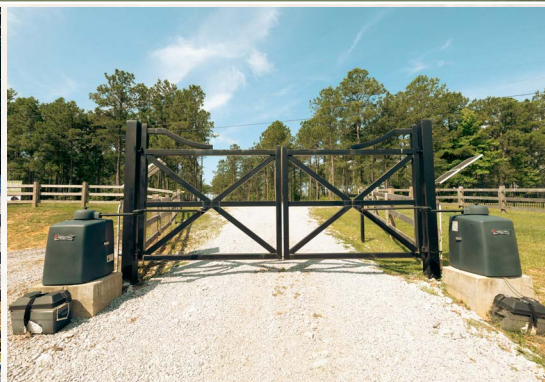
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A SHOP WITH LIVING SPACE ON 63.5± ACRES

TUSCALOOSA COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A SHOP WITH LIVING SPACE ON 63.5± ACRES

TUSCALOOSA COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A SHOP WITH LIVING SPACE ON 63.5± ACRES

TUSCALOOSA COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A SHOP WITH LIVING SPACE ON 63.5± ACRES

TUSCALOOSA COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A SHOP WITH LIVING SPACE ON 63.5± ACRES

TUSCALOOSA COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

A SHOP WITH LIVING SPACE ON 63.5± ACRES

TUSCALOOSA COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

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

smalltownproperties.com

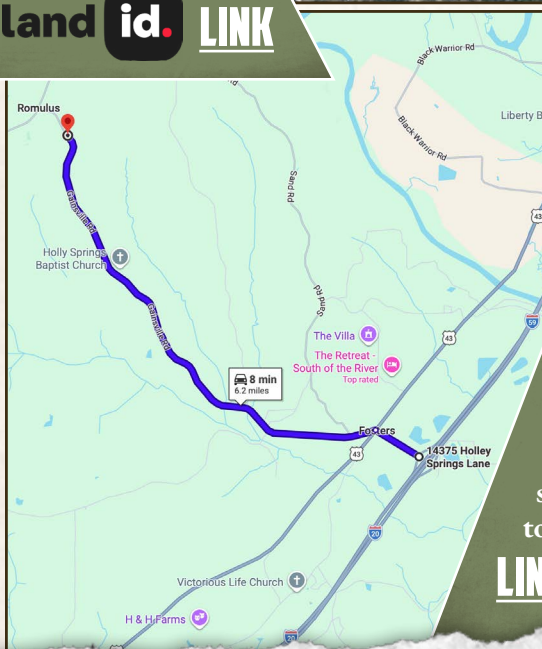
Information is believed to be accurate but not guaranteed.

A SHOP WITH LIVING SPACE ON 63.5± ACRES

TUSCALOOSA COUNTY, ALABAMA



land id. LINK



Directions From Exit 62 off
Interstate 20/59 in Tuscaloosa, AL:
Travel 0.6 miles NW on Holley Springs
Lane to the 4-way stop. Continue
straight on Gainsville Road for 5.6 miles
to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.