



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

215± ACRES
SUMTER COUNTY, AL
\$1,182,500

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

THE SUMTER 215

PROPERTY PROFILE

LOCATION:

- McDowell Industrial Park Road
Livingston, AL 35470
- Sumter County
- 3± Miles NW of Livingston
- 37± Miles NE of Meridian
- 58± Miles SW of Tuscaloosa
- 109± Miles SW of Birmingham

COORDINATES:

- 32.63758, -88.19854

PROPERTY USE:

- Investment
- Recreational
- Hunting
- Farming/Pasture
- Potential Home Site

PROPERTY INFORMATION:

- 215± Total Acres
- 25± Acre Hay Field
- Income-Producing Billboards
- Frontage on I-59/20
- Hardwoods
- Pond
- Well-Maintained Internal Trails
- Established Food Plots
- Borders Holetah Creek
- Rolling Terrain
- Low Hunting Pressure
- Deer & Turkey
- Water and Power

TAX INFORMATION:

- Parcel ID 18-03-08-0-001-003.000
(1803080001003000)
- Parcel ID 18-02-09-0-000-002.000
(1802090000002000)
- Parcel ID 18-02-04-0-000-006.000
(1802040000006000)



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DANIEL HAYES

LAND SPECIALIST

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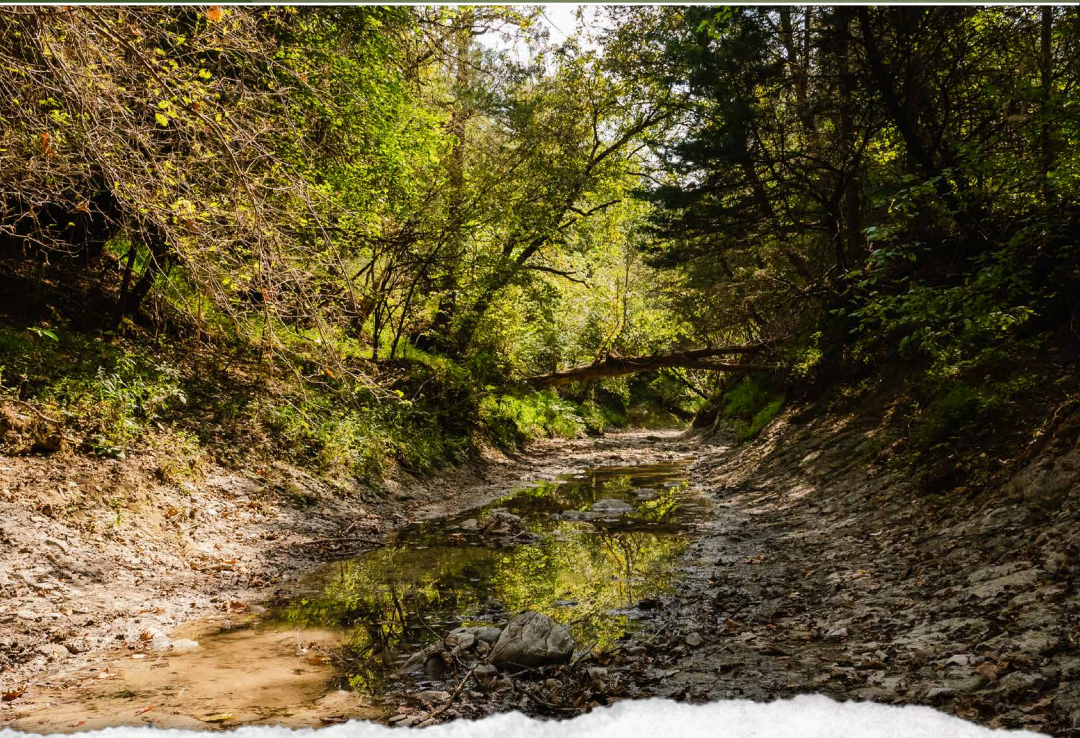
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE SUMTER 215

NESTLED IN THE HEART OF ALABAMA'S BLACK BELT, THIS 215± ACRE SUMTER COUNTY TRACT OFFERS AN EXCEPTIONAL BLEND OF NATURAL BEAUTY, RECREATIONAL OPPORTUNITY, AND INVESTMENT POTENTIAL. The property features a 25± acre hay field that could easily serve as farmland, food plots, or pasture.

Holetah Creek, a year-round water source, traverses the land and serves as the southeastern boundary, and a small pond also provides water for both wildlife and recreation. Beautiful oak flats and large cedar thickets create a diverse landscape that appeals to hunters and outdoorsmen alike. This part of the county produces some of the biggest bucks while also holding plenty of turkeys. Navigating the place is a breeze with a well-maintained road running throughout.



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MORE ABOUT THE SUMTER 215

Power and water are on-site, making it simple to establish a hunting camp, potential homesite, or weekend retreat. Adding to its appeal, the tract offers excellent highway frontage along Interstate 59/20. Currently, four billboards are located on the property, providing outstanding visibility and generating income, which enhances the property's overall value.

With the combination of open land, mature timber, water features, utilities, and billboard revenue, this tract is well-suited for both recreational enjoyment and long-term investment. Whether you are looking for a hunting retreat, a family getaway, or an income-producing property in a prime location, this Sumter County tract is one-of-a-kind!

**Contact Daniel Hayes today to learn more
and schedule a private showing!**



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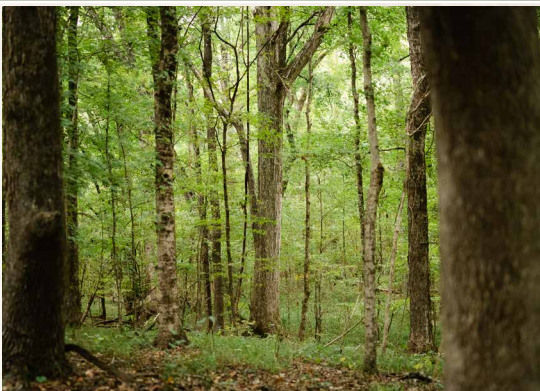
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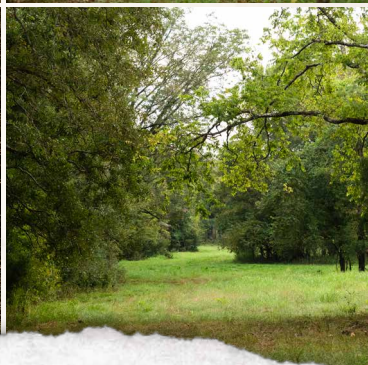
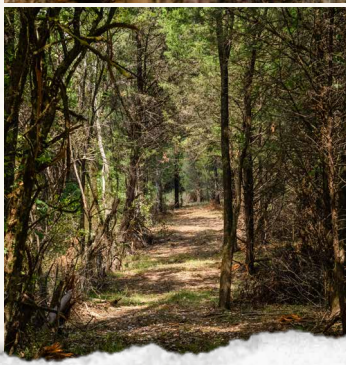
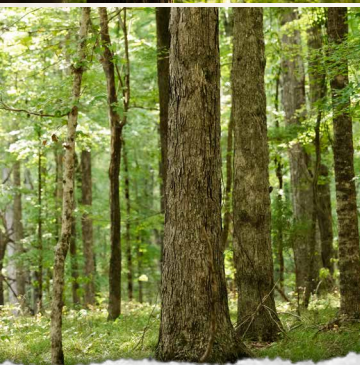
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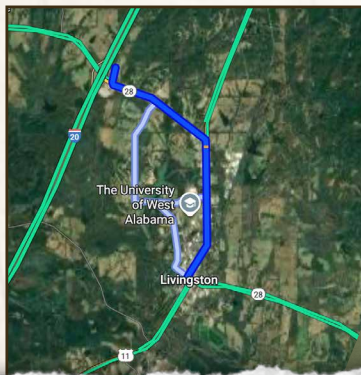
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land id. LINK



Quietude

New Pro
Baptist

Directions From Livingston, AL:
Travel 2 miles north on N Washington
Street. Turn left on Highway 28 W
and continue 1.5 miles. Turn right on
McDowell Industrial Park Road and in
0.2 miles the property will be at the end
of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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