



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

145.97± ACRES
LOWNDES COUNTY, AL
\$631,245

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

THE LOWNDES 145.97

PROPERTY PROFILE

LOCATION:

- Highway 80
Lowndesboro, AL 36752
- Lowndes County
- 5.2± Miles W of Lowndesboro
- 26.8± Miles SW of Montgomery
- 32.7± Miles SE of Selma

COORDINATES:

- 32.26592, -86.68539

TAX INFORMATION:

- 10-04-20-0-000-002-000-0
- \$405.50 for 2024

PROPERTY USE:

- Deer, Turkey,
Small Game Hunting
- Recreational
- Timber Investment

PROPERTY INFORMATION:

- 145.97± Acres
- Frontage on US-80
- Hardwood Timber
- Extensive Road System
- Wildlife Plot
- Adjoins Public Hunting Land



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RUSS WILKERSON

LAND & POULTRY SPECIALIST

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

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE LOWNDES 145.97

WELCOME TO THE LOWNDES 145.97, A PLACE WITH BIG BUCKS AND HARDWOOD TIMBER! If you love big timber and palmetto, this Lowndes County, Alabama, property is the perfect choice.

As I walk the 145.97± acres of woods, I have to be careful not to break an ankle from the acorns rolling under my feet like marbles—a sure sign this tract is a true early-season hotspot for bow hunting while the heavy mast trees are dropping. The beautiful property boasts some of the finest hardwood timber you can find. The land is flat and level, with hardly any topography to worry about. It sits just off Big Swamp Creek, which stays mostly dry except during the winter after a heavy rainfall.



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MORE ABOUT THE LOWNDES 145.97

Highway 80 divides the property into two parcels. The northern 109± acre parcel offers a nice wildlife plot in the center and an extensive road system, making access a breeze. While the south parcel does not have a road system, it is an easy walk, as the understory is relatively open beneath the old hardwood mast trees.

The Lowndes 145.97 is a slam dunk, bordering over 5,000 acres of public hunting land with year-round access. You won't find a better setup—get ready to hunt!

**Contact Russ Wilkerson today to schedule a private tour
and experience #TheSmallTownWay!**



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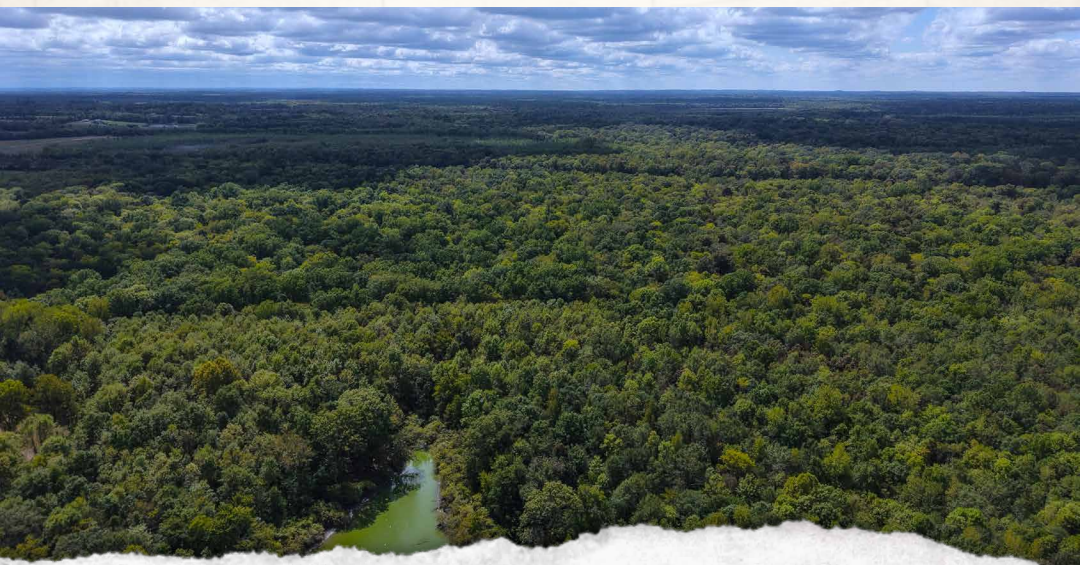
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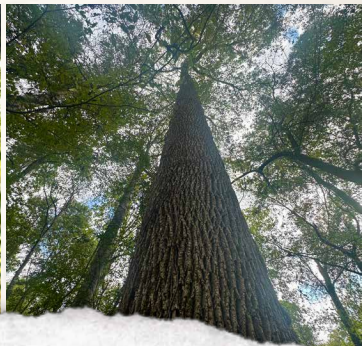
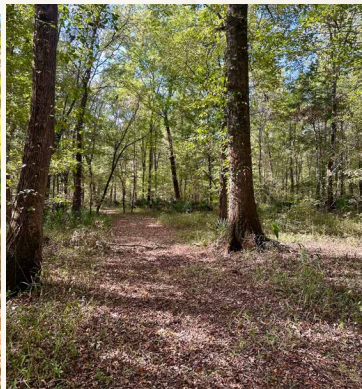
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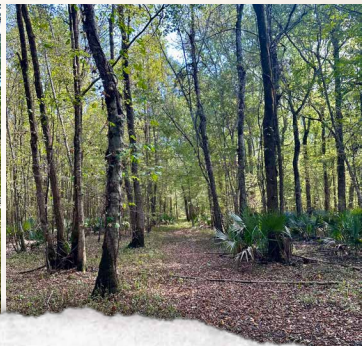
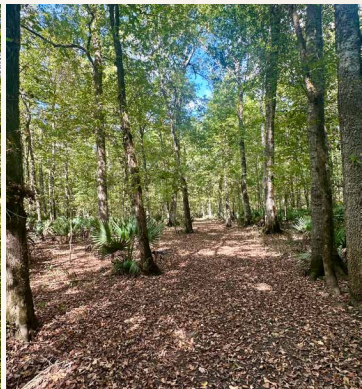
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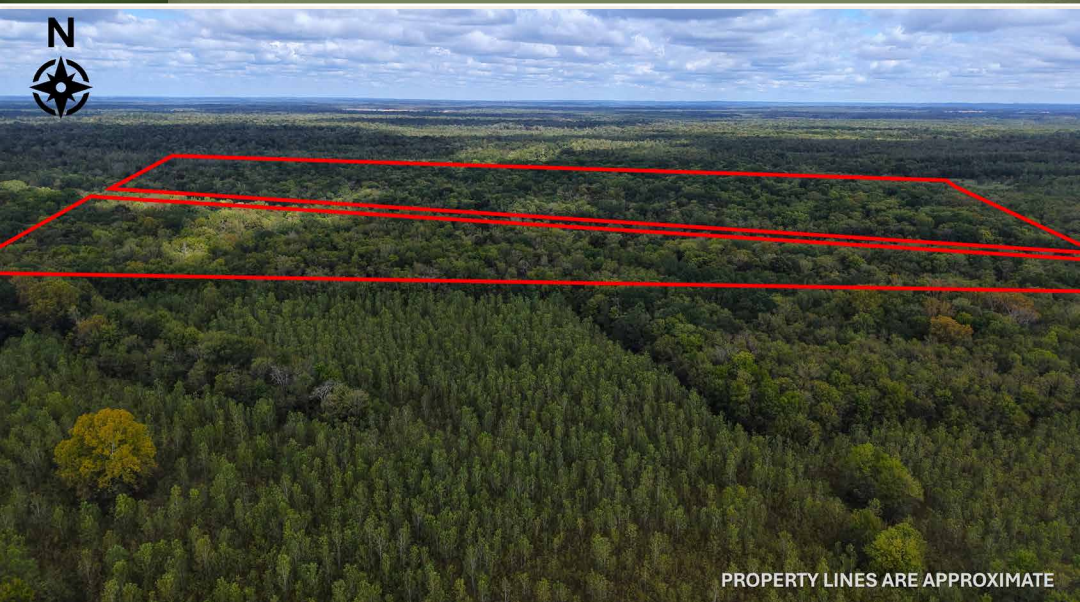
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PROPERTY LINES ARE APPROXIMATE



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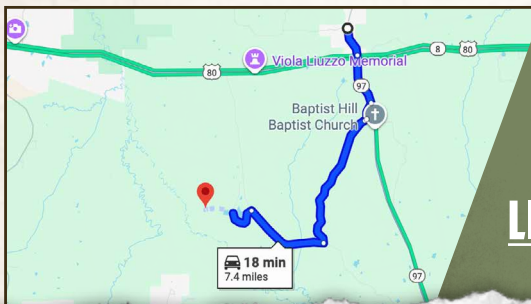
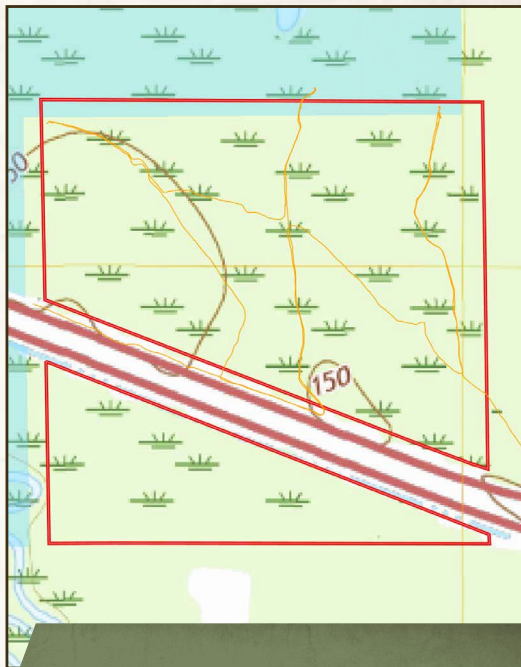
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land id. LINK

TOPOGRAPHY MAP



Directions From Lowndesboro, AL:
Travel 0.6 miles south on S Broad
Street. Turn right on US-80 W and
continue 4.6 miles to the property
on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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