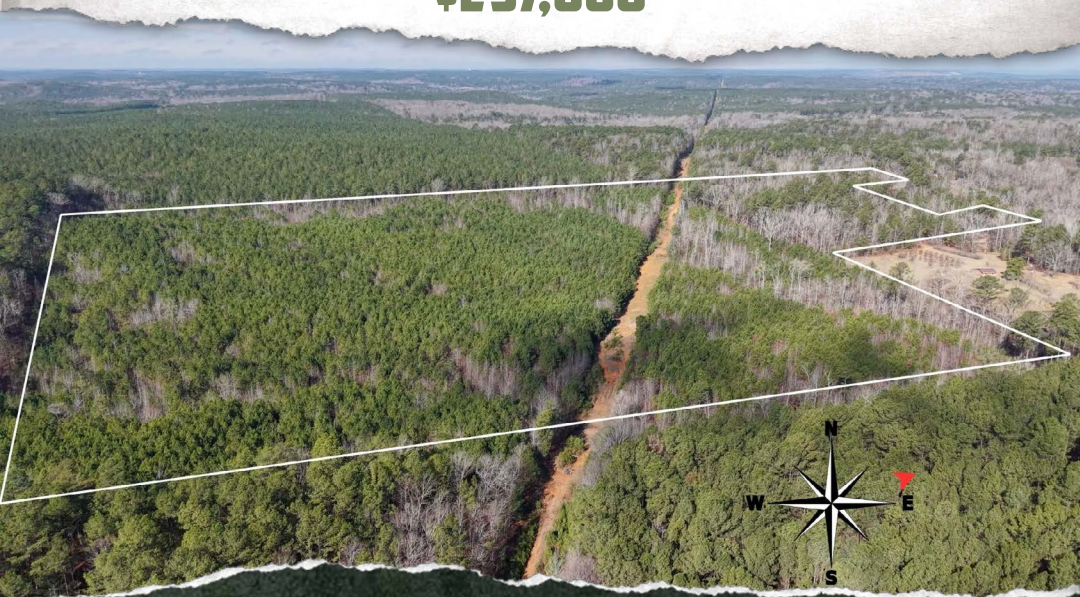




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE SM

51± ACRES
TUSCALOOSA COUNTY, AL
\$297,000



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

THE TUSCALOOSA 51

PROPERTY PROFILE

LOCATION:

- Calhoun Road
McCalla, AL 35111
- Tuscaloosa County
- 2.8± Miles N of
Woodstock Junction
- 4± Miles SSW of
Million Dollar Lake
- 11± Miles WNW of
the Mercedes Benz Plant
- 14± Miles SW of McCalla
- 28± Miles E of Tuscaloosa
- 32± Miles SE of Downtown
Birmingham

COORDINATES:

- 33.245582, -87.176493

TAX INFORMATION:

- Tax Code 2
- 2025: \$127.88

PROPERTY USE:

- Potential Home Site
- Potential Development
- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 51± Total Acres
- 41± Acres of
Natural Regeneration
- 10± Acres of
Mature Timber
- Paved Road Frontage
- Utilities Available
- Internal Trail System
- Stream
- 440± Yard
Decommissioned
Powerline
(Poles/Lines Removed)



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SHAWN SIMPSON

LAND SPECIALIST

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shawn@smalltownproperties.com

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE TUSCALOOSA 51

LOCATED IN TUSCALOOSA COUNTY, ALABAMA, ON CALHOUN ROAD NEAR THE LAKE VIEW COMMUNITY, THIS 51± ACRE PROPERTY OFFERS A VERSATILE BLEND OF HOMESITE POTENTIAL, RECREATION, AND FUTURE DEVELOPMENT. With paved road frontage and utilities available, access and infrastructure are already in place for a primary residence or weekend retreat.

Of the total acreage, approximately 10 acres of large hardwoods lie near the road frontage, creating an ideal homesite setting surrounded by established oaks and natural shade. Beyond the hardwoods, the remaining 41± acres consist of 12-year-old natural regeneration of pines and oaks, providing privacy, wildlife habitat, and future timber value.



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MORE ABOUT THE TUSCALOOSA 51

A network of internal trails allows for effortless navigation throughout, while a decommissioned powerline right-of-way—cleared with poles and lines removed—offers a ready-made corridor perfect for ATV riding, green fields, or quiet nature walks. A small stream runs through the tract, enhancing the landscape and supporting abundant deer activity.

Conveniently positioned just four miles from Interstate 59/20, the Tuscaloosa 51 provides quick access for commuting while maintaining a private, rural feel. Whether you're looking to build a home with acreage, establish a recreational getaway, or explore development potential in a growing area, this Calhoun Road property offers flexibility and location in one package.

**Call Shawn Simpson today to schedule a private
tour and experience #TheSmallTownWay!**



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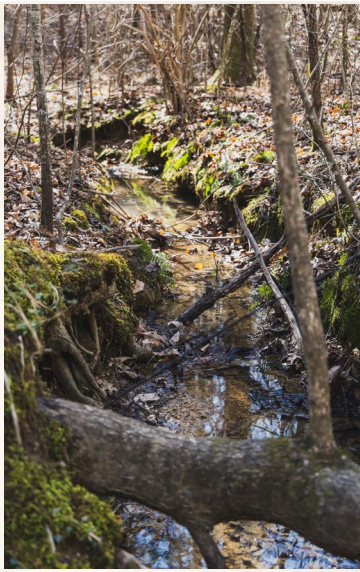
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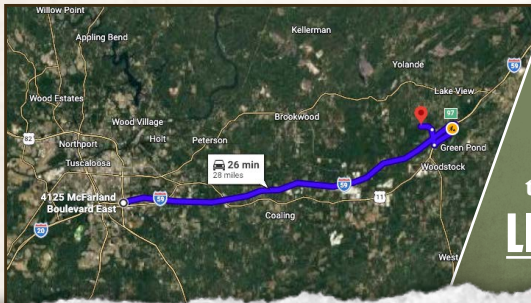
TUSCALOOSA COUNTY, ALABAMA

land id. LINK



Directions From Tuscaloosa, AL:
Travel 23.6 miles on I-20E/59N to exit #97 for US-11S toward West Blocton/Centreville. Travel 2.1 miles and take a sharp right on Woodland Lake Road. Continue 1.1 miles and turn left onto Calhoun Road. Travel 0.8 miles to the destination on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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