



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

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)
- Schools:
 - Lake View Elementary
 - Brookwood Middle School
 - Brookwood High School



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 51

WELCOME TO THE TUSCALOOSA 51, LOCATED ON CALHOUN ROAD NEAR LAKE VIEW IN MCCALLA, ALABAMA. This 51± acre Tuscaloosa County property offers an outstanding opportunity for those seeking a private homesite with plenty of room to enjoy the outdoors. Just off the paved road, a small clearing is already tucked away for privacy and is surrounded by approximately 10 acres of mature hardwoods, creating a beautiful setting beneath large oak trees for your dream home or weekend retreat.

Beyond the homesite area, the remaining 41± acres consist of 12-year-old natural regeneration of mixed pine and hardwood that provides privacy, wildlife habitat, and long-term timber value. Multiple internal trails make it easy to explore the property, while a decommissioned power-line corridor with poles and lines removed offers excellent potential for ATV riding, greenfields, or peaceful nature walks.



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 51

A stream runs through the property, adding to its natural beauty and attracting abundant deer and other wildlife. With paved road frontage, utilities available, and a convenient location just 4± miles from Interstate 59/20, the Tuscaloosa 51 combines the tranquility of country living with quick access to town and nearby amenities.

Whether you're looking to build your forever home, create a family retreat, enjoy hunting and recreation, or explore future development opportunities, the Tuscaloosa 51 offers exceptional versatility in a highly desirable location.

Contact Shawn Simpson today to schedule your private showing and experience #TheSmallTownWay!

**Showings are by appointment only.*



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

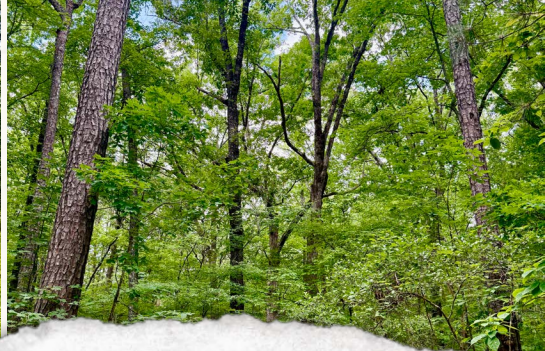
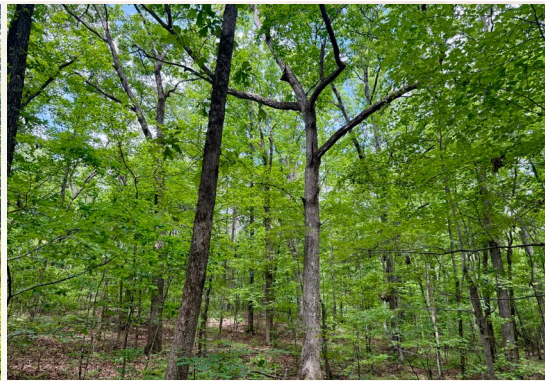
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

51± ACRES

TUSCALOOSA COUNTY, ALABAMA



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

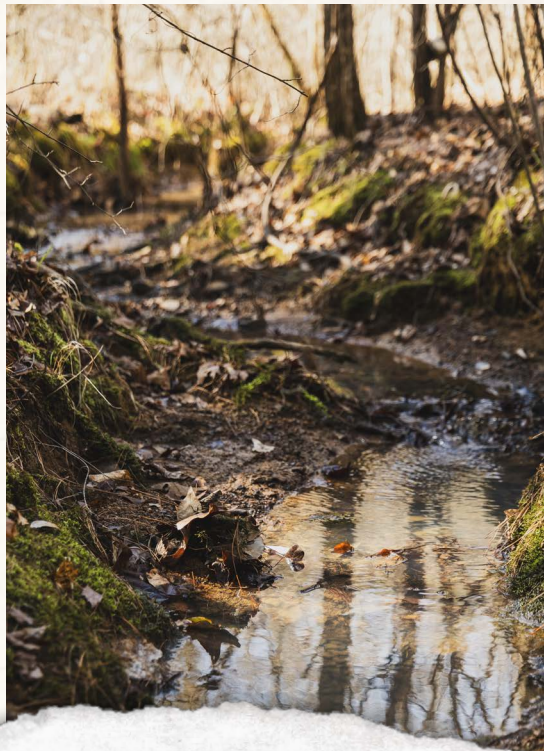
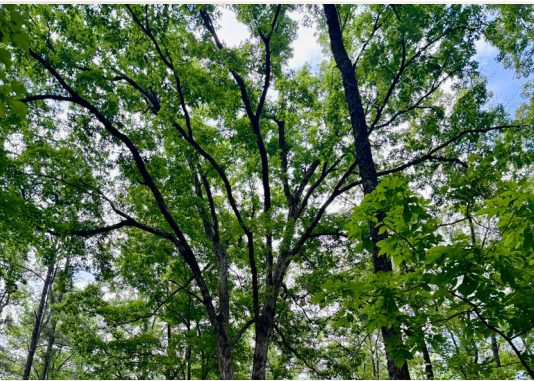
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

51± ACRES

TUSCALOOSA COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

SHAWN SIMPSON

LAND SPECIALIST

C: 205-242-9184

O: 334-931-0090

shawn@smalltownproperties.com

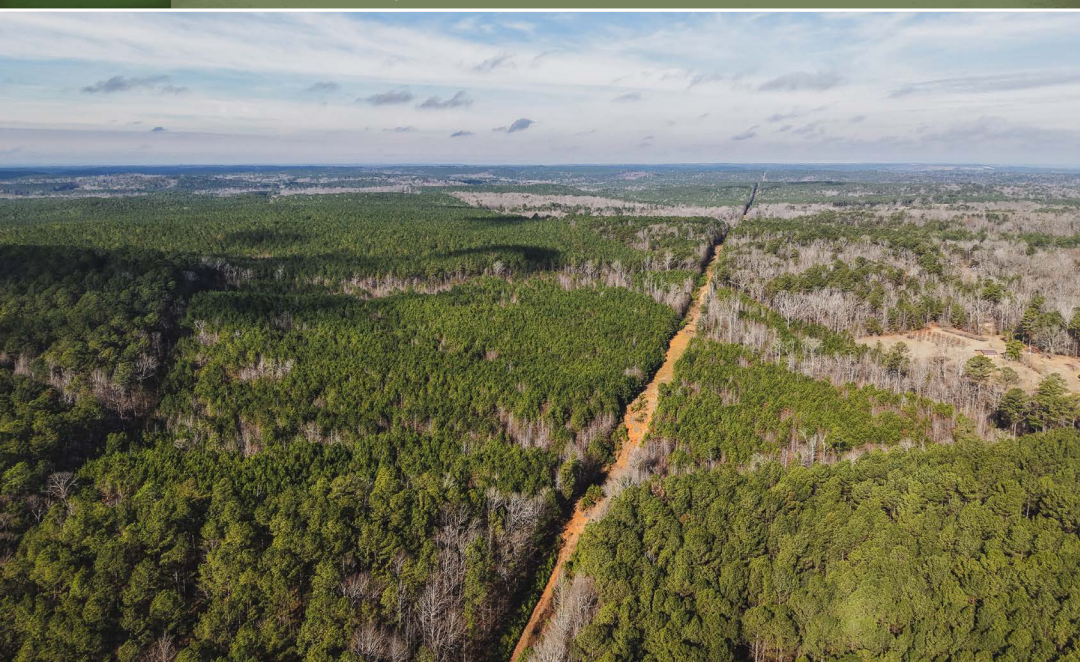
2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

51± 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.

51± ACRES

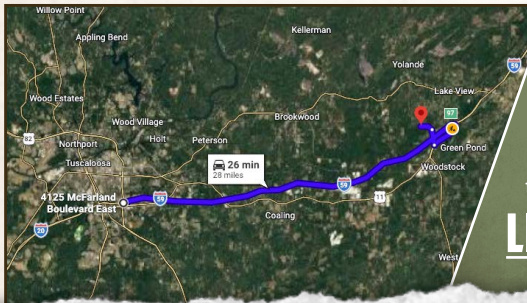
TUSCALOOSA COUNTY, ALABAMA

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](#)



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.