



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

180± ACRES
PICKENS COUNTY, AL
\$390,000



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

THE PICKENS 180

PROPERTY PROFILE

LOCATION:

- Providence Church Road
Millport, AL 35576
- Pickens County
- 10± Miles E of Columbus, MS
- 10.6± Miles SW of Millport, AL
- 41.5± Miles E of
Mississippi State University
- 47± Miles NW of Tuscaloosa, AL

COORDINATES:

- 33.505 -88.1935

PROPERTY INFORMATION:

- 180± Total Acres
- Extensive Trail System
- Planted Pines
- Ample Deer Sign

PROPERTY USE:

- Hunting
- Recreation
- Timber Investment

TAX INFORMATION:

- Tax Code Area 12
- Tax Amount \$399.92
- Tax Year 2024



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**NATIONAL
LAND
REALTY**



JACOB HANSON
LAND SPECIALIST
C: 662-386-3814
jacob@smalltownproperties.com



SHAWN SIMPSON
LAND SPECIALIST
C: 205-242-9184
shawn@smalltownproperties.com



ALLAN HIXON
LAND PROFESSIONAL
C: 205-799-1422
ahixon@nationalland.com



JOSH HIXON
LAND PROFESSIONAL
C: 205-361-0946
jhixon@nationalland.com

*Information is believed to be
accurate but not guaranteed.*

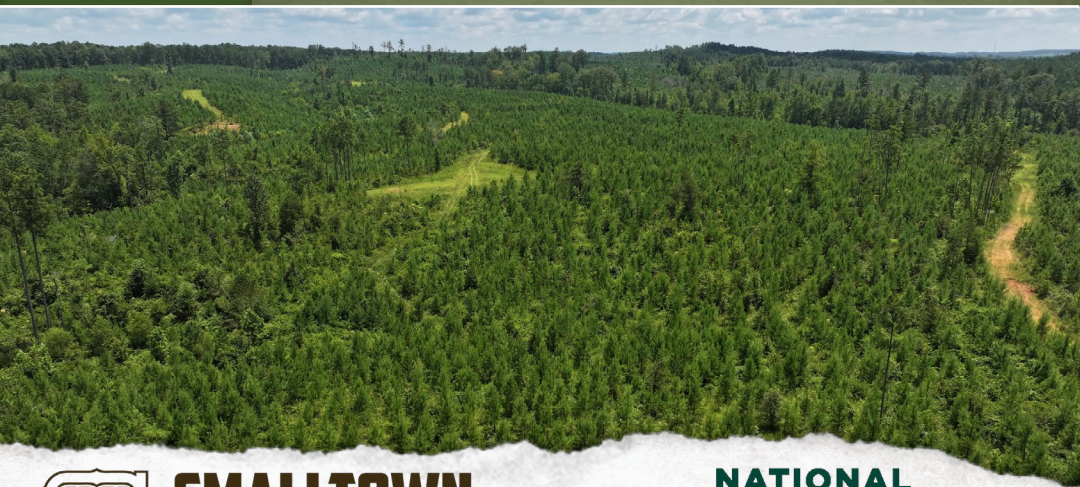
WELCOME TO THE PICKENS 180

NESTLED DEEP IN THE HEART OF ALABAMA, THIS SECLUDED 180± ACRE PROPERTY OFFERS A RARE OPPORTUNITY TO OWN A PEACEFUL SLICE OF NATURE WITH INCREDIBLE PROMISE. Surrounded by quiet woods and untouched beauty, the Pickens County land is a haven for wildlife, with multiple deer signs scattered throughout, making it a prime location for hunting, wildlife watching, or simply enjoying the outdoors.

A thoughtfully designed and extensive trail system winds through the property, perfect for hiking and ATV riding. These trails add a sense of adventure and accessibility to the land, inviting exploration and outdoor fun year-round. The property has been planted in pine timber and is already showing strong signs of future growth, positioning it as a smart investment for those looking to capitalize on Alabama's thriving timber market.

Whether you're seeking a recreational retreat, a hunting sanctuary, or a long-term investment, the Pickens 180 offers the perfect blend of natural beauty and financial potential.

Experience peace, privacy, and promise. Call us today!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**NATIONAL
LAND
REALTY**



JACOB HANSON
LAND SPECIALIST
C: 662-386-3814
jacob@smalltownproperties.com



SHAWN SIMPSON
LAND SPECIALIST
C: 205-242-9184
shawn@smalltownproperties.com



ALLAN HIXON
LAND PROFESSIONAL
C: 205-799-1422
ahixon@nationalland.com



JOSH HIXON
LAND PROFESSIONAL
C: 205-361-0946
jhixon@nationalland.com

Information is believed to be accurate but not guaranteed.

180 ± ACRES

PICKENS COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**NATIONAL
LAND
REALTY**



JACOB HANSON
LAND SPECIALIST
C: 662-386-3814
jacob@smalltownproperties.com



SHAWN SIMPSON
LAND SPECIALIST
C: 205-242-9184
shawn@smalltownproperties.com



ALLAN HIXON
LAND PROFESSIONAL
C: 205-799-1422
ahixon@nationalland.com



JOSH HIXON
LAND PROFESSIONAL
C: 205-361-0946
jhixon@nationalland.com

*Information is believed to be
accurate but not guaranteed.*

O: 334-931-0090 | smalltownproperties.com

O: 205-557-8272 | nationalland.com

180 ± ACRES

PICKENS COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



JACOB HANSON
LAND SPECIALIST
C: 662-386-3814
jacob@smalltownproperties.com



SHAWN SIMPSON
LAND SPECIALIST
C: 205-242-9184
shawn@smalltownproperties.com

*Information is believed to be
accurate but not guaranteed.*



ALLAN HIXON
LAND PROFESSIONAL
C: 205-799-1422
ahixon@nationalland.com



JOSH HIXON
LAND PROFESSIONAL
C: 205-361-0946
jhixon@nationalland.com

O: 334-931-0090 | smalltownproperties.com

O: 205-557-8272 | nationalland.com

180 ± ACRES

PICKENS COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**NATIONAL
LAND
REALTY**



JACOB HANSON
LAND SPECIALIST
C: 662-386-3814
jacob@smalltownproperties.com



SHAWN SIMPSON
LAND SPECIALIST
C: 205-242-9184
shawn@smalltownproperties.com



ALLAN HIXON
LAND PROFESSIONAL
C: 205-799-1422
ahixon@nationalland.com

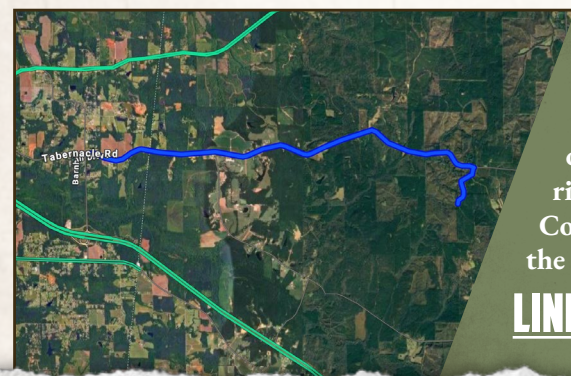


JOSH HIXON
LAND PROFESSIONAL
C: 205-361-0946
jhixon@nationalland.com

*Information is believed to be
accurate but not guaranteed.*

O: 334-931-0090 | smalltownproperties.com

O: 205-557-8272 | nationalland.com



Directions From the Family Dollar in New Hope, MS: Travel 6.4 miles east on Tabernacle Road. Turn right on Moody Road and then an immediate right on Providence Church Road. Continue 0.6 miles to the destination on the left.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**NATIONAL
LAND
REALTY**



JACOB HANSON
LAND SPECIALIST
C: 662-386-3814
jacob@smalltownproperties.com



SHAWN SIMPSON
LAND SPECIALIST
C: 205-242-9184
shawn@smalltownproperties.com



ALLAN HIXON
LAND PROFESSIONAL
C: 205-799-1422
ahixon@nationalland.com



JOSH HIXON
LAND PROFESSIONAL
C: 205-361-0946
jhixon@nationalland.com

Information is believed to be accurate but not guaranteed.