

Millport 40 Acre Timber Tract
000 Mt Carmel Rd
Millport, AL 35576

\$113,100
39± Acres
Lamar County



Millport 40 Acre Timber Tract
Millport, AL / Lamar County

SUMMARY

Address

000 Mt Carmel Rd

City, State Zip

Millport, AL 35576

County

Lamar County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

33.536467 / -88.035376

Taxes (Annually)

104

Acreage

39

Price

\$113,100

Property Website

<https://www.mossyoakproperties.com/property/millport-40-acre-timber-tract-lamar-alabama/90721/>



Millport 40 Acre Timber Tract Millport, AL / Lamar County

PROPERTY DESCRIPTION

This **39-acre property in Millport** is a solid **timber investment and recreational opportunity**. The land is covered in a **healthy stand of pine timber**, offering long-term income potential and excellent habitat for wildlife. With **great road frontage on Mt. Carmel Road**, access is convenient, whether for management, hunting, or future development.

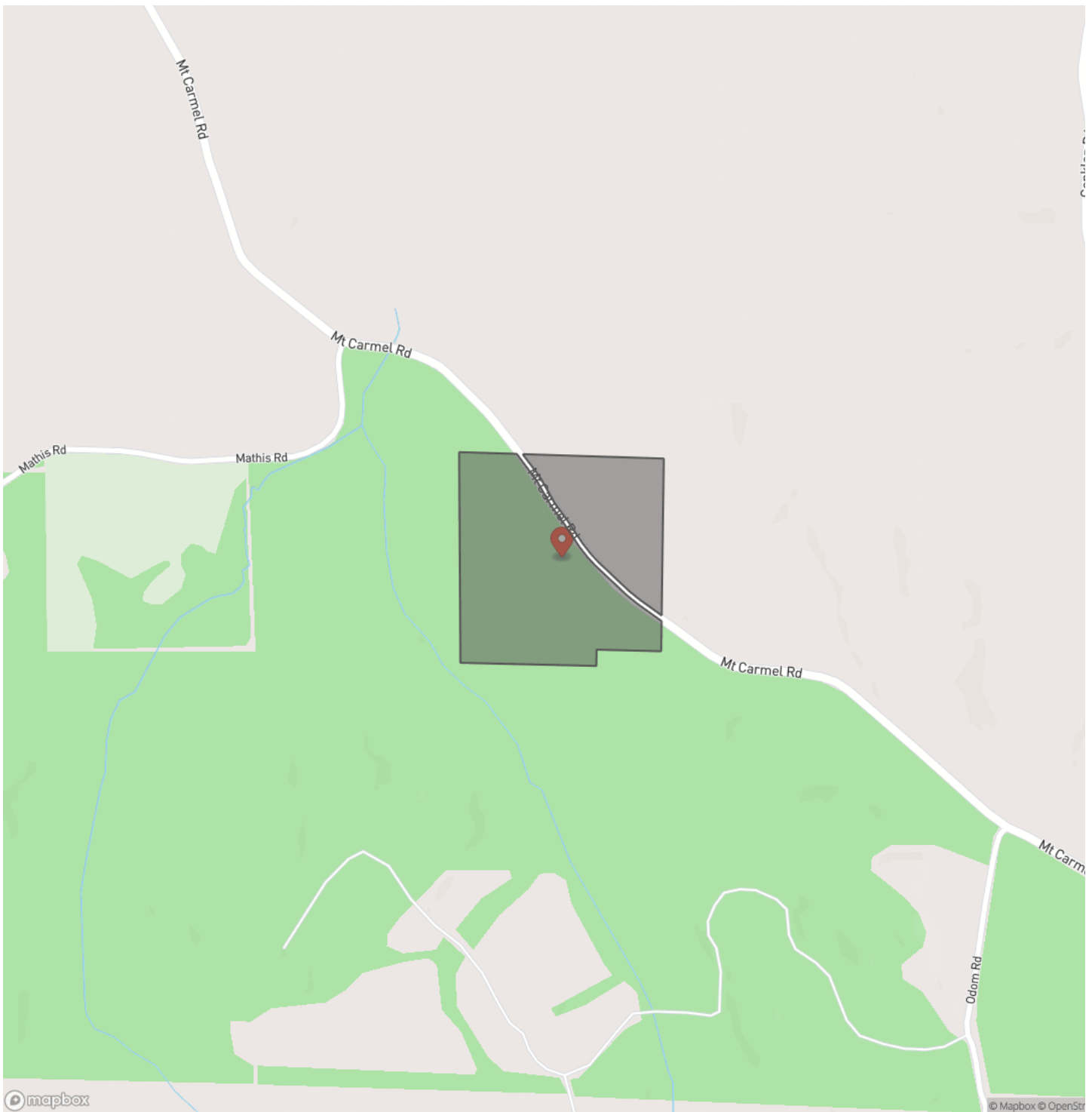
Power is available.

The tract is well-suited for **hunting, weekend recreation, or a long-term land investment**, making it a versatile property in a desirable part of Lamar County.

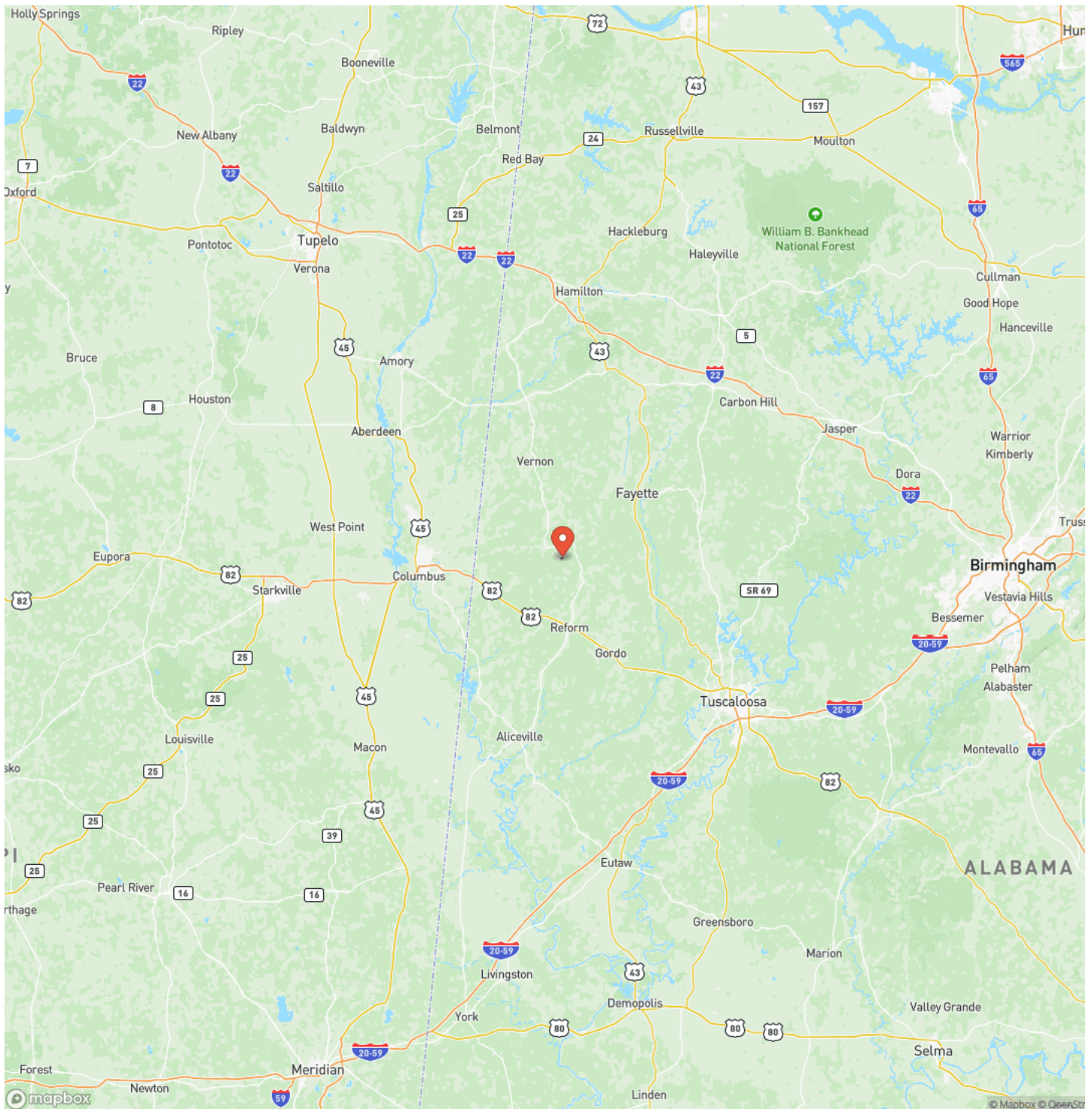
Millport 40 Acre Timber Tract
Millport, AL / Lamar County



Locator Map



Locator Map



Satellite Map



Millport 40 Acre Timber Tract Millport, AL / Lamar County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chandler Hampton

Mobile

(256) 572-4706

Office

(256) 383-8901

Email

champton@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Southeast Land & Wildlife, LLC
1229 Hwy 72 East
Tuscumbia, AL 35674
(256) 345-0074
MossyOakProperties.com

