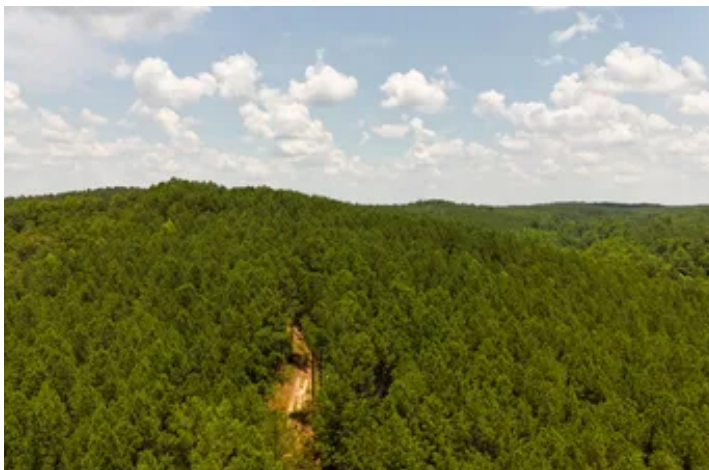
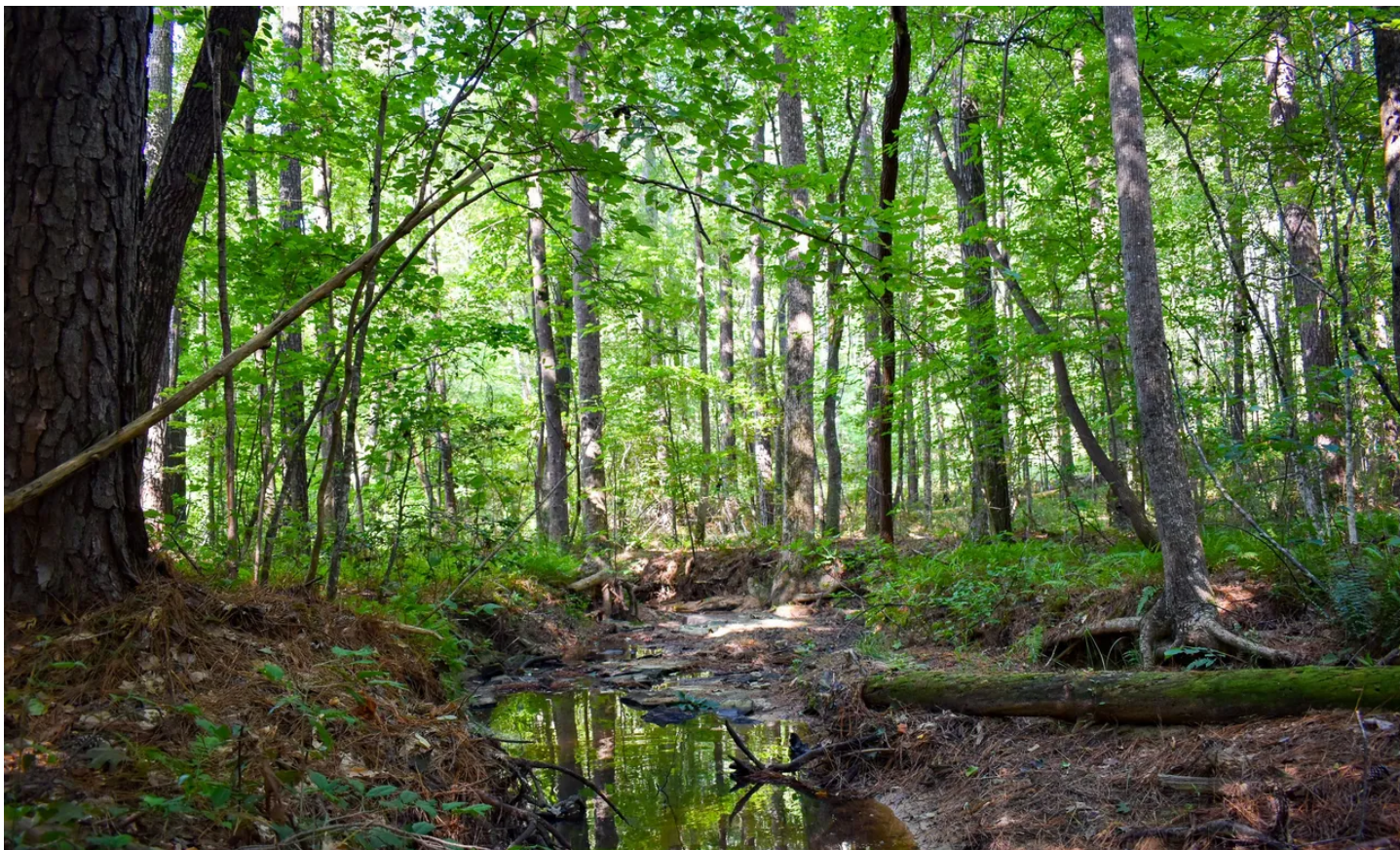


BRINN TRACT
0 US Hwy 278
Haleyville, AL 35565

\$346,719
158± Acres
Winston County



BRINN TRACT
Haleyville, AL / Winston County

SUMMARY

Address

0 US Hwy 278

City, State Zip

Haleyville, AL 35565

County

Winston County

Type

Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude

34.148295 / -87.791246

Acreage

158

Price

\$346,719

Property Website

<https://compasslandpartners.com/property/brinn-tract-winston-alabama/110723/>



BRINN TRACT

Haleyville, AL / Winston County

PROPERTY DESCRIPTION

The Brinn Tract is a 158-acre property located in South Alabama, near the town of Haleyville. This versatile tract encompasses undeveloped land, recreational land, timberland, and hunting land, currently used for timber production. With a strong mix of mature timber stands, creek access, and recreational potential, this property presents a compelling opportunity for investors, hunters, and outdoor enthusiasts alike.

Location

Situated in South Alabama near Haleyville, the Brinn Tract offers convenient access to several regional centers. The property is approximately 15 minutes from Hamilton, AL, 40 minutes from Jasper, AL, one hour from Florence, AL, and one hour from Birmingham, AL. Outdoor enthusiasts will appreciate the property's proximity to Bankhead National Forest, just 30 minutes away. The combination of rural character and reasonable proximity to multiple urban centers makes this an accessible and well-positioned tract.

Access

The Brinn Tract is accessed historically from US-278, providing a recognized and established entry point to the property. Internal access is facilitated by dirt roads that allow for navigation throughout the tract.

Topography

The Brinn Tract features rolling terrain that contributes to its natural character and visual appeal.

Improvements

The Brinn Tract has no existing structures, giving buyers the freedom to develop the property according to their vision and intended use. Whether a buyer envisions a hunting cabin or simply prefers to leave the land in its natural state, the absence of existing improvements provides maximum flexibility.

Timber

The Brinn Tract features a well-established and diverse timber composition. Approximately 120 acres consist of mature pine, while an additional 22 acres support mature hardwood stands. The remaining 15 acres carry pre-merchantable hardwood, adding future value to the timber portfolio.

Wildlife and Recreation

The wooded landscape and varied terrain of the Brinn Tract create a natural environment well-suited for hunting and outdoor recreation. The pine and hardwood stands provide a habitat that supports wildlife activity, making it a practical and functional hunting tract.

Water Features

A creek running through the property adds both practical and recreational value to the Brinn Tract. This water feature can serve as a natural wildlife attractant and provides an additional amenity for those looking to enjoy the land beyond its timber and hunting attributes.

Current and Potential Use

The Brinn Tract is currently used as timberland, with merchantable pine and hardwood stands already in place. The property also lends itself to hunting, recreational use, and long-term investment, making it a versatile holding for buyers with multiple objectives. Whether the priority is near-term timber returns, a private recreational retreat, or a land investment with growth potential, this tract has the



attributes to support various strategies.

Summary

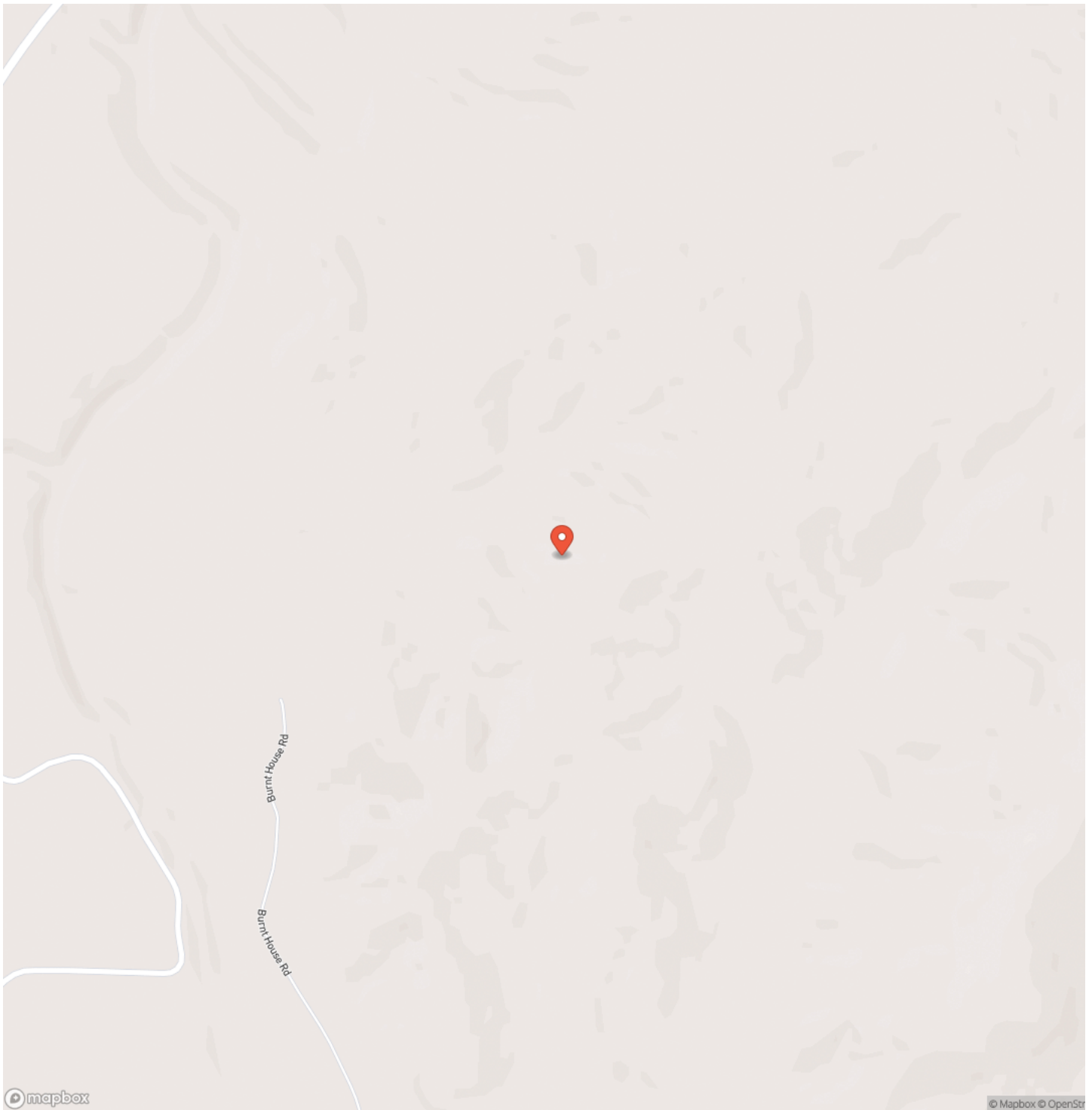
The Brinn Tract is a 158-acre timberland and recreational property near Haleyville, Alabama, offering a mixture of mature pine and hardwood timber, creek access, rolling terrain, and convenient proximity to Hamilton, Jasper, Birmingham, and Bankhead National Forest. With established timber value, hunting potential, and flexibility for future development, this property presents a well-rounded opportunity for investors and outdoor enthusiasts alike. Contact us today to learn more about the Brinn Tract or to schedule a showing.



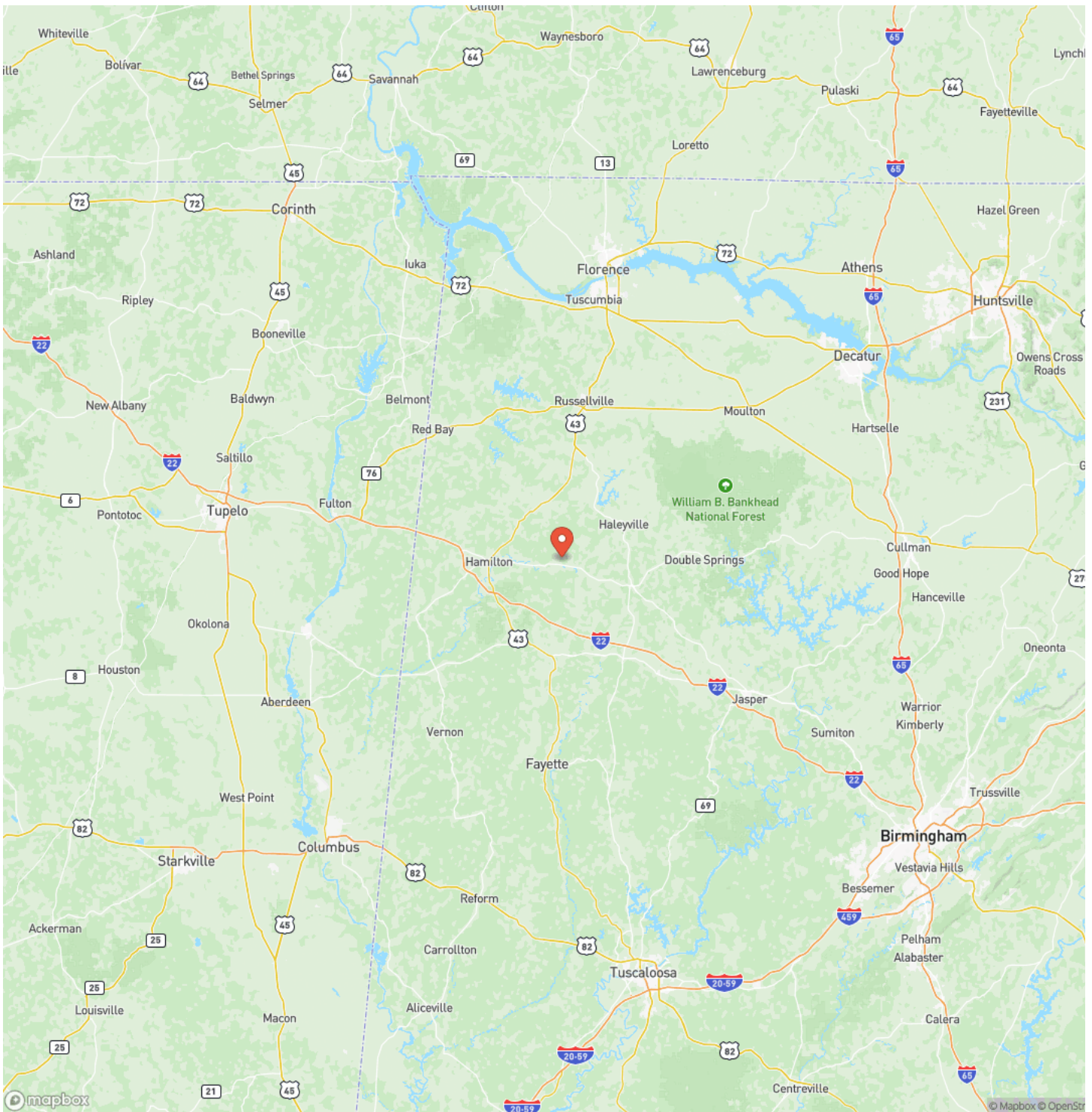
BRINN TRACT
Haleyville, AL / Winston County



Locator Map



Locator Map

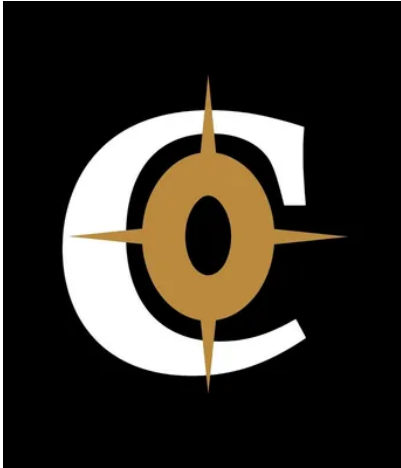


Satellite Map



BRINN TRACT
Haleyville, AL / Winston County

LISTING REPRESENTATIVE
For more information contact:



Representative

Compass South Land Sales

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(854) 226-1452

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(800) 731-2278

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compassouthleads@gmail.com

Address

452 Upchurch Ln

City / State / Zip

NOTES



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