

BUTTAHATCHEE TRACT
0 County Road 257
Hamilton, AL 35570

\$292,500
112.500± Acres
Marion County



BUTTAHATCHEE TRACT
Hamilton, AL / Marion County

SUMMARY

Address

0 County Road 257

City, State Zip

Hamilton, AL 35570

County

Marion County

Type

Hunting Land, Timberland, Undeveloped Land

Latitude / Longitude

34.139284 / -87.862187

Acreage

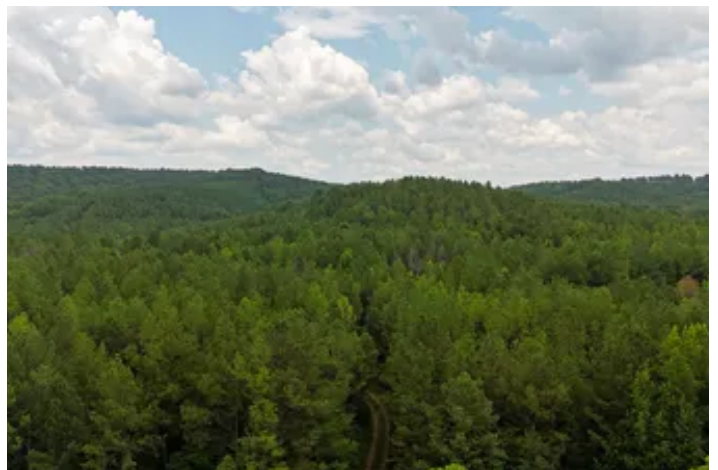
112.500

Price

\$292,500

Property Website

<https://compasslandpartners.com/property/buttahatchee-tract-marion-alabama/110626/>



BUTTAHATCHEE TRACT

Hamilton, AL / Marion County

PROPERTY DESCRIPTION

The Buttahatchee Tract is a 112-acre property located in Marion County, Alabama, near the town of Hamilton. This wooded tract is currently used for timber production and offers a strong combination of mature timber stands, recreational hunting opportunities, and long-term investment potential. Whether you are a timber investor, an avid hunter, or a buyer looking for undeveloped land with multiple paths forward, this property deserves a close look.

Location

Situated in Marion County, Alabama, the Buttahatchee Tract is approximately 10 minutes from Hamilton, AL, and roughly one hour from Tuscombua, Alabama. The property is accessed via County Road 257, making it straightforward to reach from the surrounding area. The combination of rural seclusion and manageable distance to nearby towns makes this tract a well-positioned rural landholding.

Access

The property fronts County Road 257, providing direct county road access to the tract. Internal travel throughout the property is via dirt roads, making it easy to navigate the acreage.

Topography

The Buttahatchee Tract features rolling terrain that supports both timber production and recreational use across the property.

Improvements

This property has no existing structures or improvements, which presents a distinct advantage for buyers who prefer to develop the land according to their own vision and timeline. Without improvements, there are no deferred maintenance costs or outdated infrastructure to work around.

Timber

The Buttahatchee Tract contains approximately 83 acres of mature pine and 22 acres of mature hardwood. This combination reflects a diverse timber composition that can support multiple harvesting strategies. For the timber investor or landowner seeking a property with immediate timber value, this tract offers a compelling opportunity.

Wildlife and Recreation

The wooded, rolling landscape of the Buttahatchee Tract provides a natural habitat that supports multiple recreational opportunities throughout the property. Hunters will find the mix of mature pine and hardwood cover well-suited for pursuing white-tailed deer and other native wildlife common in Marion County.

Water Features

The property includes stream access, providing a natural water source that benefits both wildlife populations and the tract's overall appeal. A reliable on-property water feature adds meaningful value for hunters, timber managers, and recreational users alike.

Current and Potential Use

The Buttahatchee Tract is currently managed as timberland, with a mature stand ready for evaluation by a licensed forester. Looking ahead, the property is well-suited for continued timber production, hunting, long-term investment, or simply holding as unimproved rural land. The range of viable uses gives future owners flexibility in how they choose to manage or develop the property.

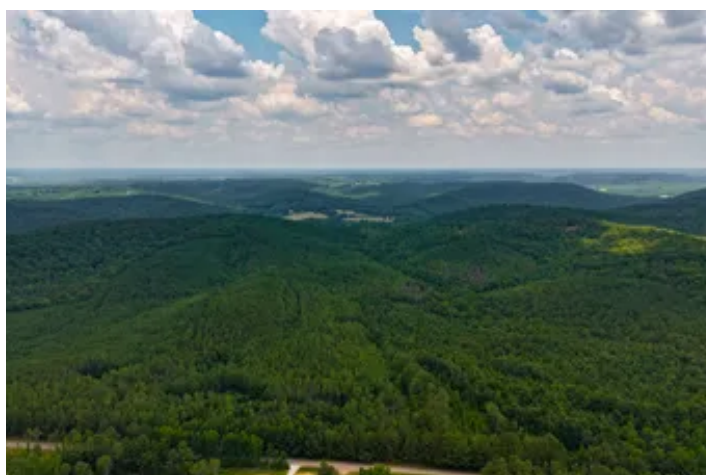
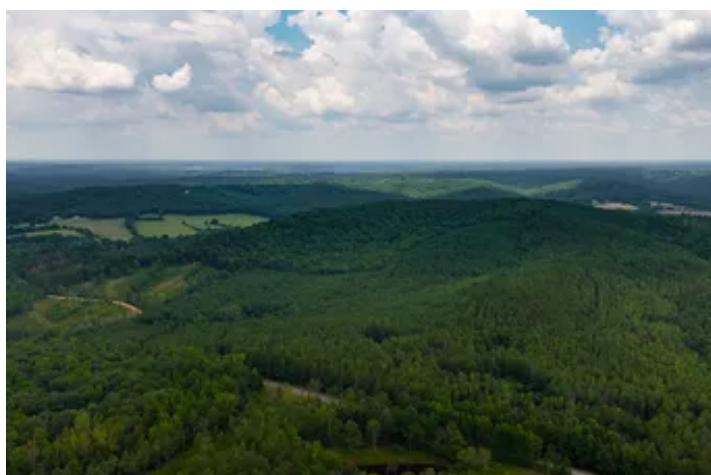
Summary



The Buttahatchee Tract offers 112 acres of mature, wooded timberland in Marion County, Alabama, featuring 83 acres of pine and 22 acres of hardwood, rolling terrain, stream access, and direct frontage on County Road 257 - all within 10 minutes of Hamilton. The property supports a variety of uses, including timber investment, hunting, and long-term land holding, making it a versatile rural acquisition. Contact us today to learn more about this property or to schedule a showing.



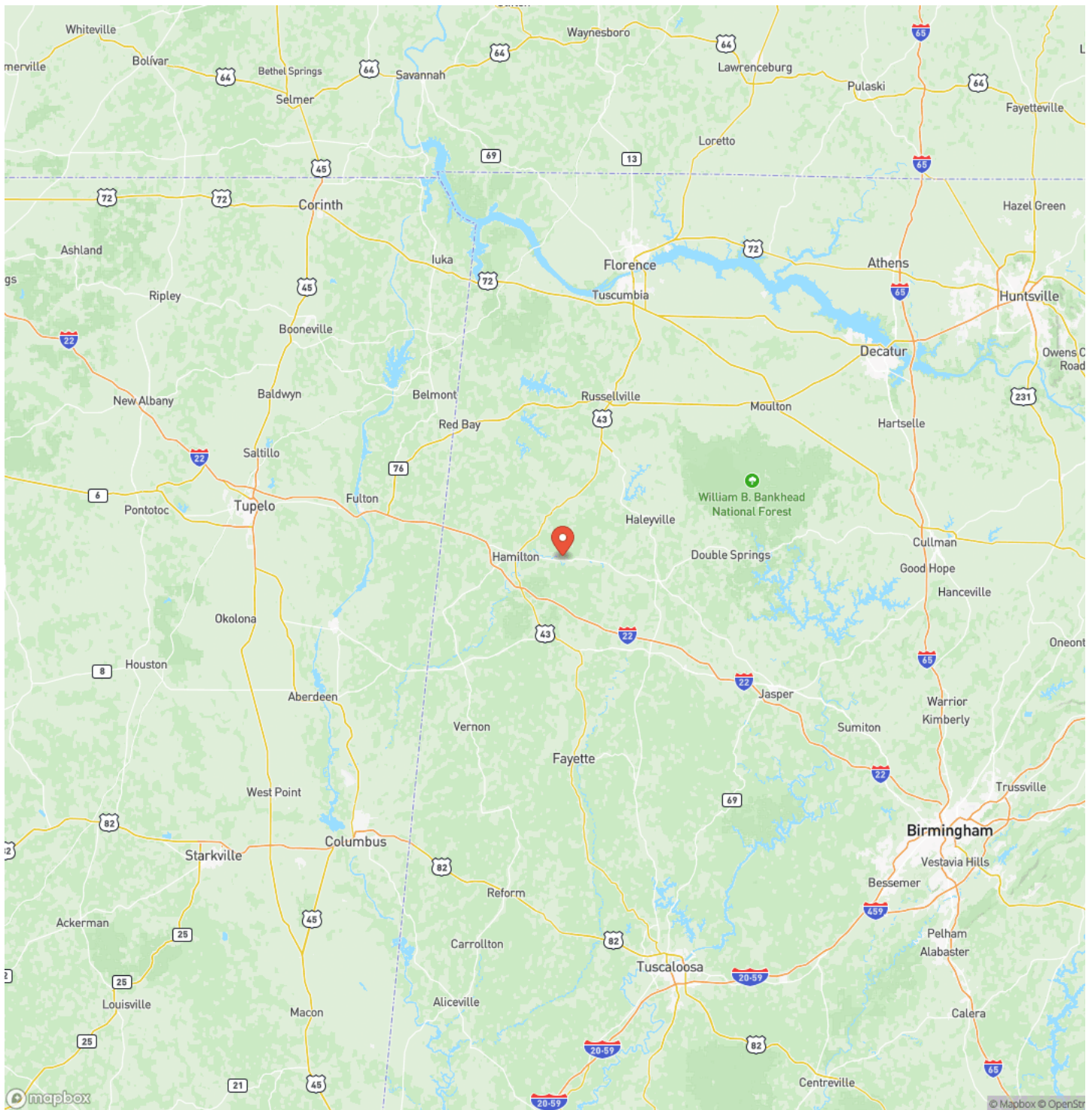
BUTTAHATCHEE TRACT
Hamilton, AL / Marion County



Locator Map



Locator Map



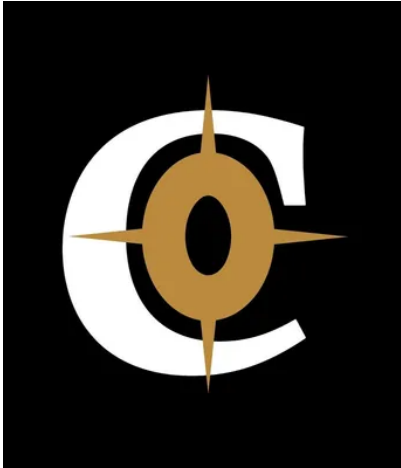
Satellite Map



BUTTAHATCHEE TRACT
Hamilton, AL / Marion County

LISTING REPRESENTATIVE

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452 Upchurch Ln

City / State / Zip

NOTES



This image shows a blank 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.



DISCLAIMERS

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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.



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