

BOAR TUSH TRACT
0 Hoggle Bridge Rd
Haleyville, AL 35565

\$176,000
79± Acres
Winston County



BOAR TUSH TRACT
Haleyville, AL / Winston County

SUMMARY

Address

0 Hoggle Bridge Rd null

City, State Zip

Haleyville, AL 35565

County

Winston County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

34.178515 / -87.62817

Acreage

79

Price

\$176,000

Property Website

<https://compasslandpartners.com/property/boar-tush-tract/winston/alabama/110719/>



BOAR TUSH TRACT

Haleyville, AL / Winston County

PROPERTY DESCRIPTION

The Boar Tush Tract is a 79-acre property located in Winston County, Alabama, near the town of Haleyville. Currently operating as timberland, this tract offers a compelling combination of mature timber, recreational opportunity, and long-term investment potential. Whether you are looking for a hunting retreat, a timber investment, or simply a wooded escape, this property presents a versatile opportunity worth serious consideration.

Location

Situated in Winston County, Alabama, the Boar Tush Tract benefits from a convenient yet rural location. The property is approximately five minutes from Haleyville, AL, 45 minutes from Jasper, AL, and one hour from Florence, AL, providing reasonable access to shopping, dining, and services without sacrificing seclusion. The Bankhead National Forest is just 20 minutes away, adding significant recreational value to the surrounding area. It should be noted that legal access to the property is currently unknown, and utilities status is also unknown at this time - prospective buyers are encouraged to conduct their own due diligence. Despite these open questions, the proximity to established communities and public land makes this an attractive rural holding.

Access

The Boar Tush Tract is accessed via Hoggle Bridge Road, and there is no road frontage associated with the property. Internally, the tract is served by dirt roads that allow for basic navigation throughout the acreage.

Topography

The Boar Tush Tract features rolling terrain that lends itself well to both timber production and recreational use. No soil data is currently on record for this property, and there is no fencing in place, leaving the land largely in its natural state.

Improvements

This property currently has no existing structures or improvements, which presents a clean slate for buyers to develop the land according to their own vision. Without the cost of existing infrastructure to factor into the purchase, buyers have the flexibility to invest in improvements that best align with their intended use, whether that means hunting camp facilities, timber management infrastructure, or recreational amenities.

Timber

The Boar Tush Tract features approximately 62 acres of mature pine plantation, representing a substantial and potentially valuable timber asset. The property also includes a mature hardwood drain, adding diversity to the timber composition and enhancing the overall character of the land. Together, the pine plantation and hardwood areas provide both immediate timber value and long-term silvicultural potential for the discerning buyer.

Wildlife and Recreation

The wooded landscape of the Boar Tush Tract creates favorable habitat conditions for a variety of wildlife, making it a solid option for hunting enthusiasts. The rolling terrain and mature timber cover provide natural travel corridors and bedding areas that support recreational hunting throughout the seasons.

Current and Potential Use

Currently utilized for timber production, the Boar Tush Tract offers buyers a range of potential uses including hunting, recreational activities, continued timber management, and long-term land investment. The property's existing mature timber base provides immediate value while also supporting a variety of future land use strategies. Buyers seeking an unimproved tract with multiple use options will find this property well worth exploring.



Summary

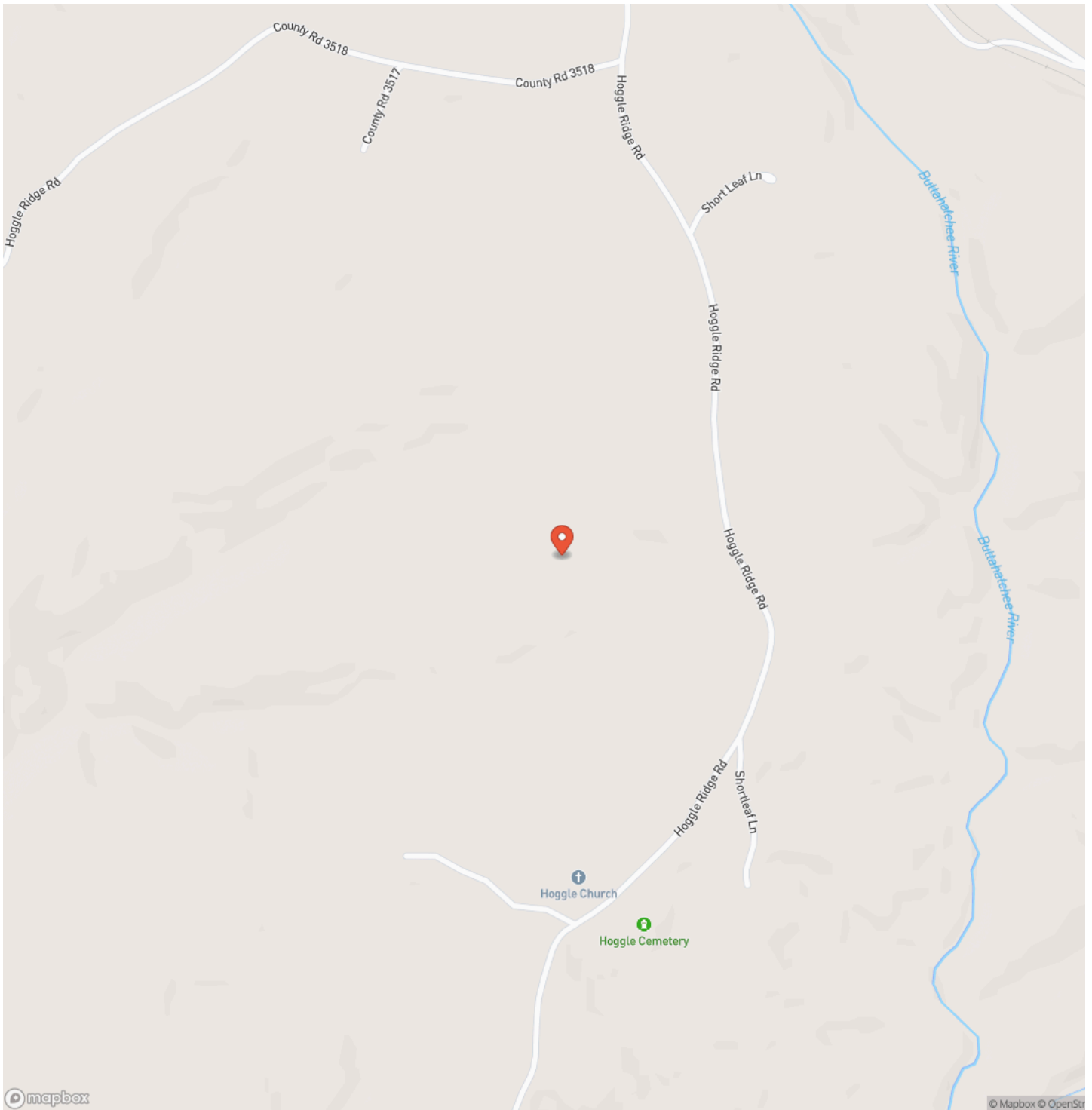
The Boar Tush Tract is a 79-acre wooded property in Winston County, Alabama, offering approximately 62 acres of mature pine plantation, a hardwood drain, rolling topography, and proximity to Haleyville and the Bankhead National Forest. It is a strong candidate for buyers seeking a timber investment, hunting land, or a recreational retreat with room to shape the property to their own goals. Contact us today to learn more about this property or to schedule a showing.



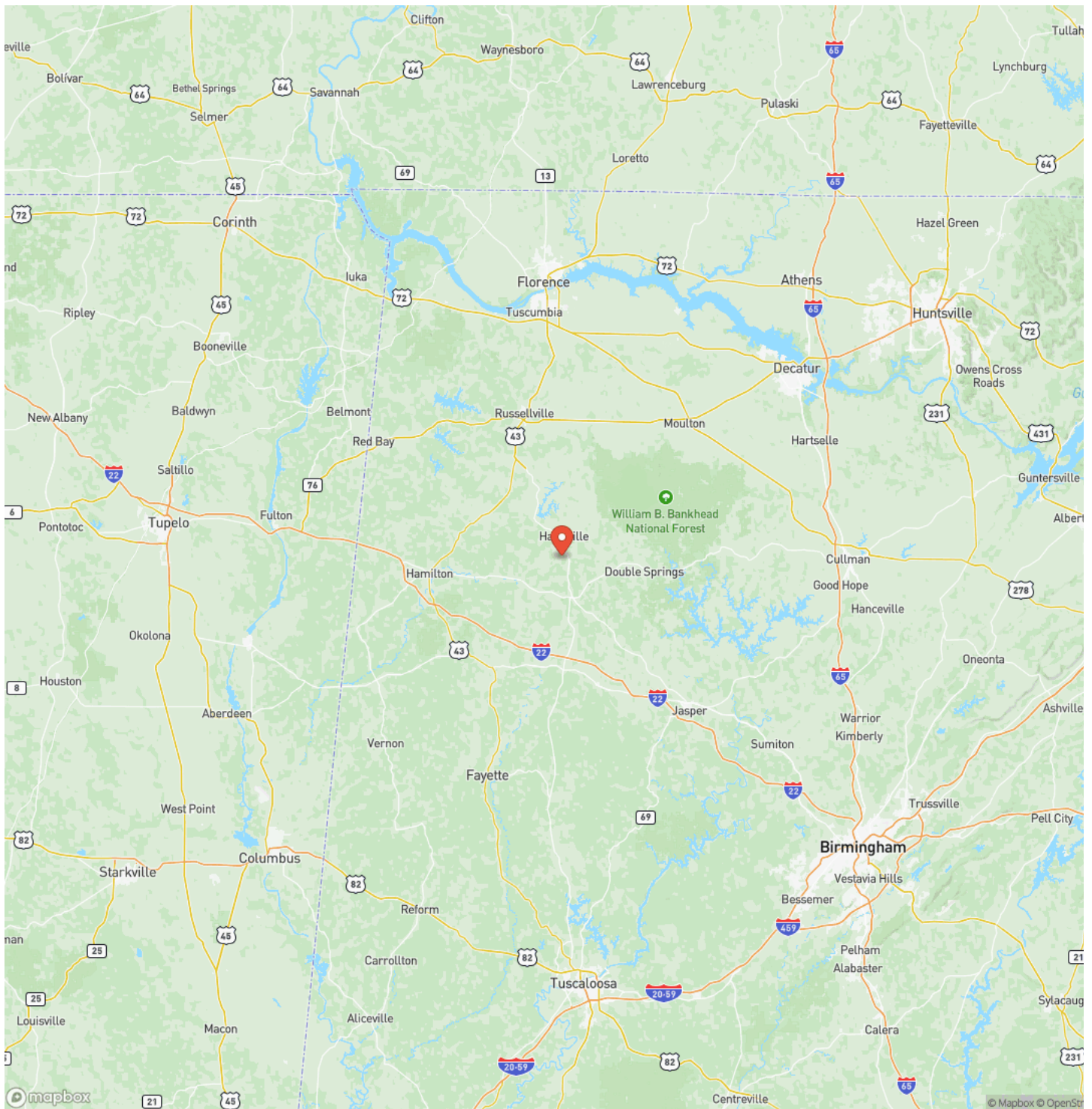
BOAR TUSH TRACT
Haleyville, AL / Winston County



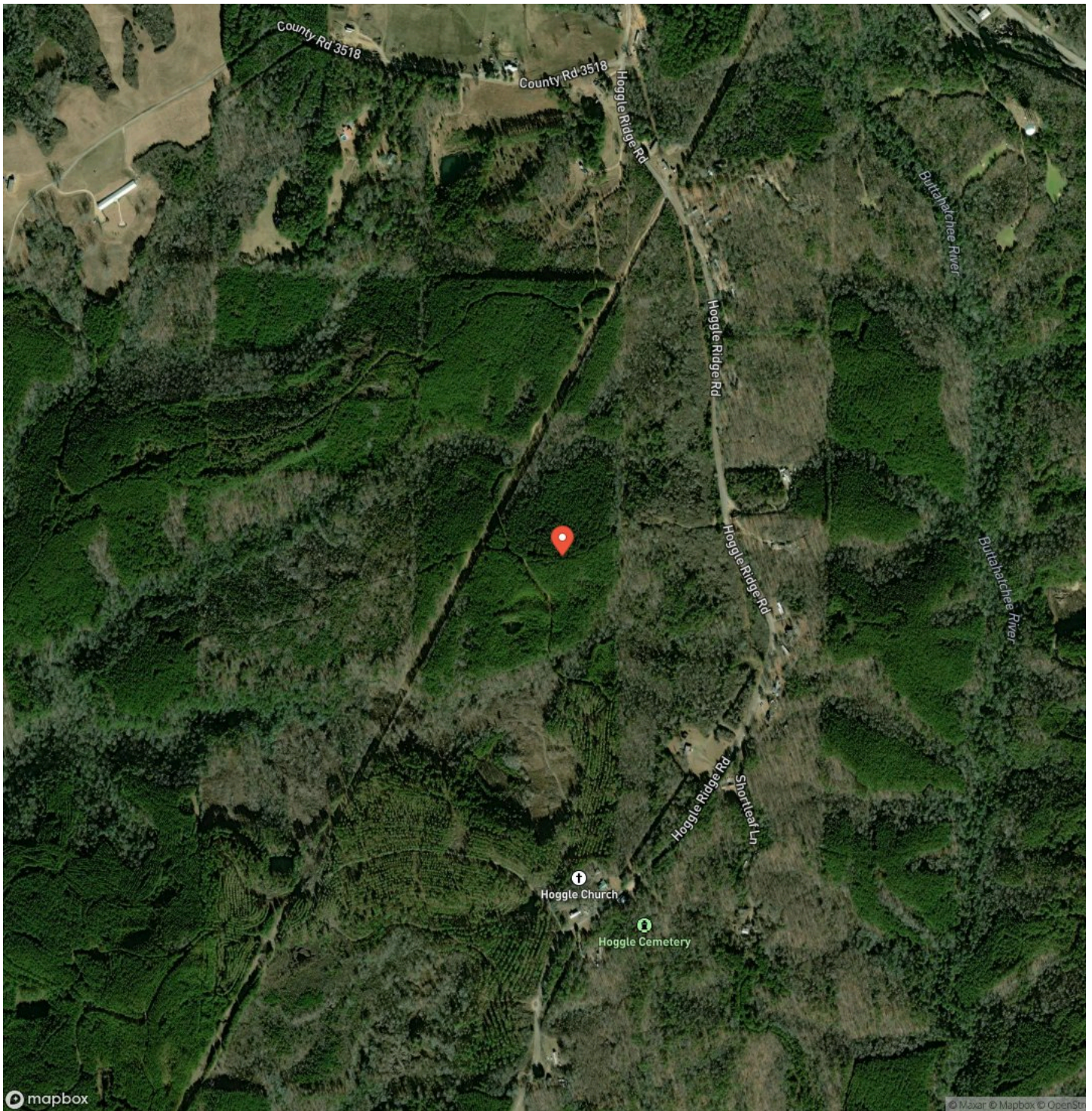
Locator Map



Locator Map



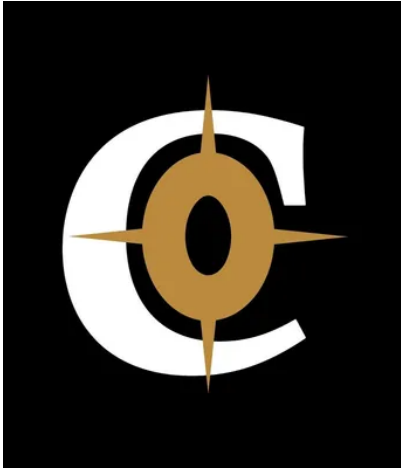
Satellite Map



BOAR TUSH TRACT
Haleyville, AL / Winston County

LISTING REPRESENTATIVE

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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.



<https://compasslandpartners.com/>

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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