



Tract 8005 South, Winston County, AL

45 Acres  
Winston County, Alabama  
Property Price : \$135,000 or (\$3,000/acre)

**Acreage:**

45 +/- acres

**General Description:**

This property is located on County Road 333 in Winston County, AL has 31 acres of pine plantation ranging from 18-21 years old and 5 acres of 38-year-old pine and remaining acres of stream-side management zone. All 36 acres of timber was thinned in 2023. Approximately 3/10ths mile of road frontage. A 100 ft. width electric transmission right-of-way extends across the southern part of the property. Great timber investment property or home site, conveniently located between Jasper and Double Springs, AL.

**Investment:**

\$135,000 or (\$3,000/acre)

**Tax ID:**

67130930000003000

**Agent:**

**Greg Fleming**  
**601-678-7640**

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**Location/Directions:**

From Double Springs, AL, take AL 195 S for 8.6 miles, then right onto County Road 21 for 1.0 miles, then right onto Rocky Plains Road for 3.0 miles, then right onto County Road 333 for 1.2 miles. Look for Advance Land and Timber signs.

From Jasper, AL, take AL 195 N 15.0 miles, then left onto County Road 21 for 1.0 miles, then right onto Rocky Plains Road for 3.0 miles, the right onto County Road 333 for 1.2 miles. Look for Advance Land and Timber signs.

*Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.*

