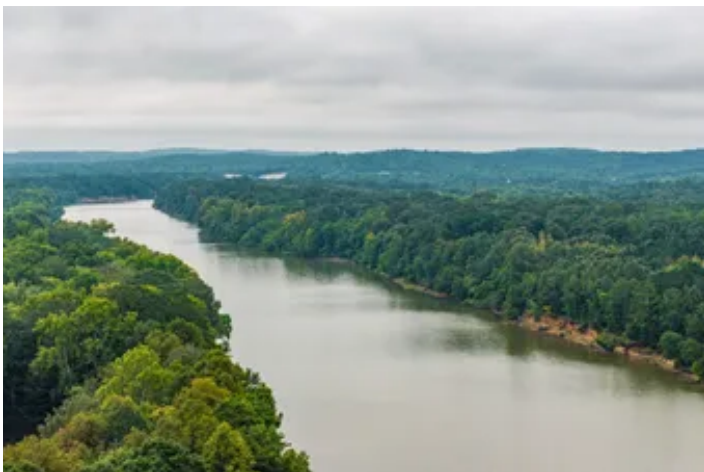


1,047 Acres in Sumter County, AL on the Tombigbee
River
Leitch Road
Livingston, AL 35470

\$3,298,050
1,047± Acres
Sumter County



1,047 Acres in Sumter County, AL on the Tombigbee River Livingston, AL / Sumter County

SUMMARY

Address

Leitch Road

City, State Zip

Livingston, AL 35470

County

Sumter County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

32.597819 / -88.071521

Bedrooms / Bathrooms

3 / 2

Acreage

1,047

Price

\$3,298,050

Property Website

<https://thelandcrafters.com/detail/1-047-acres-in-sumter-county-al-on-the-tombigbee-river-sumter-alabama/88618/>



1,047 Acres in Sumter County, AL on the Tombigbee River Livingston, AL / Sumter County

PROPERTY DESCRIPTION

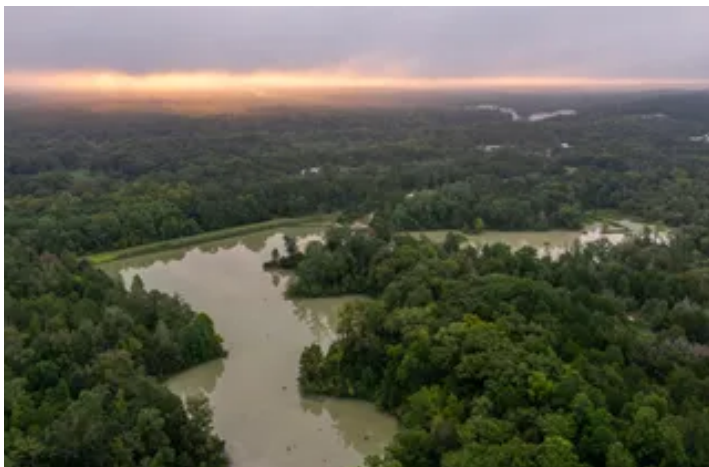
In the heart of Alabama's Blackbelt region, this remarkable 1,047+-acre tract—known as *Hide Awhile*—offers a rare glimpse into both the past and the future.

The property encompasses nearly two miles of Tombigbee River frontage, a large 20-acre fishing lake, numerous greenfields, and an expansive waterfowl habitat. Its landscape features river bottoms with massive hardwoods, rolling oak-hickory ridges, pine plantations, and prairie remnants. Adding to its uniqueness are rare chalk outcroppings, revealing thousands of marine fossils—a glimpse into a distant past. Wildlife thrives here, with abundant deer and turkey populations, making it a premier destination for hunting and recreation. In addition, there is also a 3 bedroom 2 bath double-wide and 2 pole barns, one 40x60 and the other is 40x80 to keep equipment out of the elements.

Located near Livingston in Sumter County, Alabama, *Hide Awhile* stands apart for its unmatched diversity and natural beauty. 790 acres of the habitat is protected by a Conservation Easement that ensures that the property will stay in its natural state the way God intended, offering future generations the chance to experience an ecosystem that has nearly vanished from the region. Making this property not just a piece of land, but a living legacy.

Hide Awhile is awaiting its next steward—someone ready to preserve, protect, and enjoy one of Alabama's most unique and treasured landscapes.

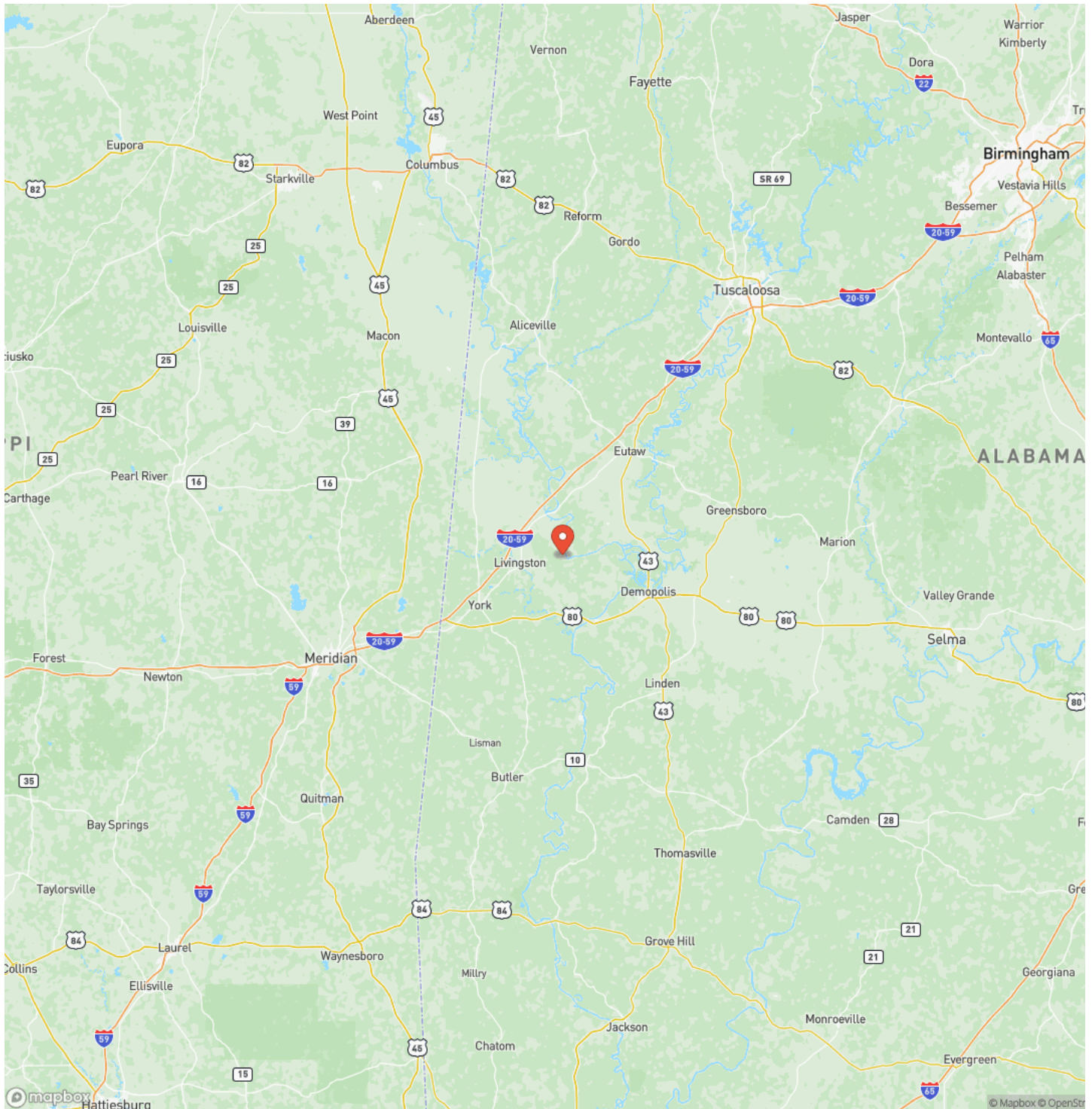
1,047 Acres in Sumter County, AL on the Tombigbee River
Livingston, AL / Sumter County



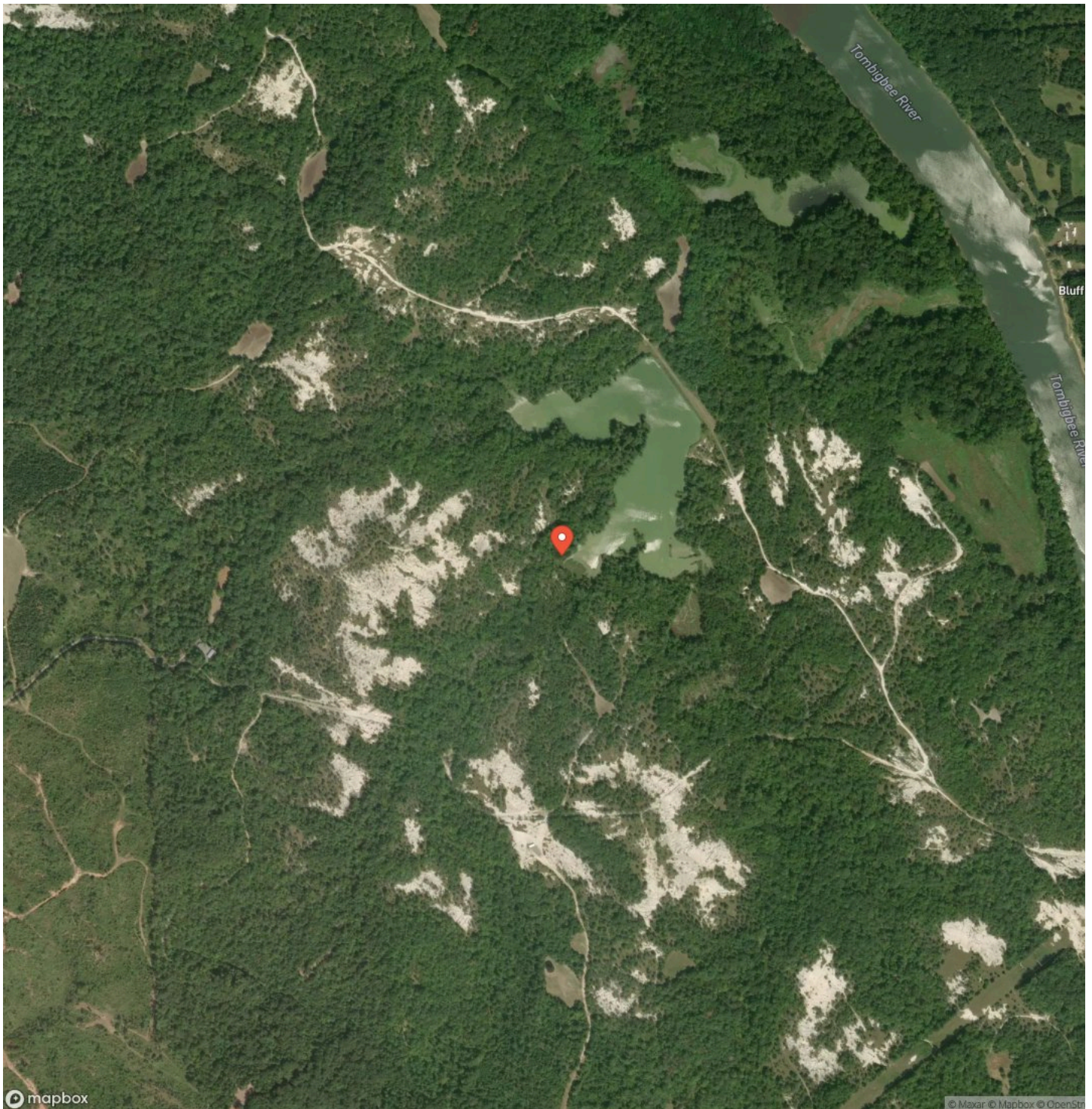
Locator Map



Locator Map



Satellite Map



1,047 Acres in Sumter County, AL on the Tombigbee River
Livingston, AL / Sumter County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tyler Walker

Mobile

(334) 300-5115

Office

(334) 277-6501

Email

twalker@mossyoakproperties.com

Address

4373 Marler Road

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.

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.



www.thelandcrafters.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 Alabama Land Crafters

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