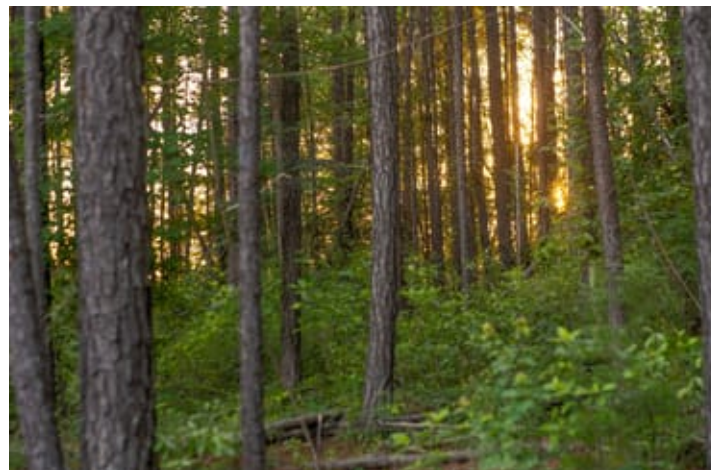


311 Acres at Lyle Branch in Tuscaloosa County
Milldale Road
Brookwood, AL 35444

\$1,088,525
311± Acres
Tuscaloosa County



311 Acres at Lyle Branch in Tuscaloosa County
Brookwood, AL / Tuscaloosa County

SUMMARY

Address

Milldale Road

City, State Zip

Brookwood, AL 35444

County

Tuscaloosa County

Type

Recreational Land, Timberland, Undeveloped Land, Hunting Land

Latitude / Longitude

33.21031 / -87.565872

Acreage

311

Price

\$1,088,525

Property Website

thelandcrafters.com



311 Acres at Lyle Branch in Tuscaloosa County Brookwood, AL / Tuscaloosa County

PROPERTY DESCRIPTION

Welcome to Lyle Branch - 311 acres in Tuscaloosa County, Alabama-a rare opportunity to own a truly diverse recreational and investment tract less than an hour from both Birmingham and Tuscaloosa.

At the heart of this property lies one of its most remarkable features: over three miles of beautiful Davis Creek winding through the center of the land. Its clear water, towering hardwoods, and natural beauty create a setting that's as impressive as it is peaceful.

The diversity across this tract is exceptional. Rolling stands of managed pine timber in various age classes blend seamlessly with mature hardwood bottoms, creating ideal habitat for wildlife while offering long-term timber value.

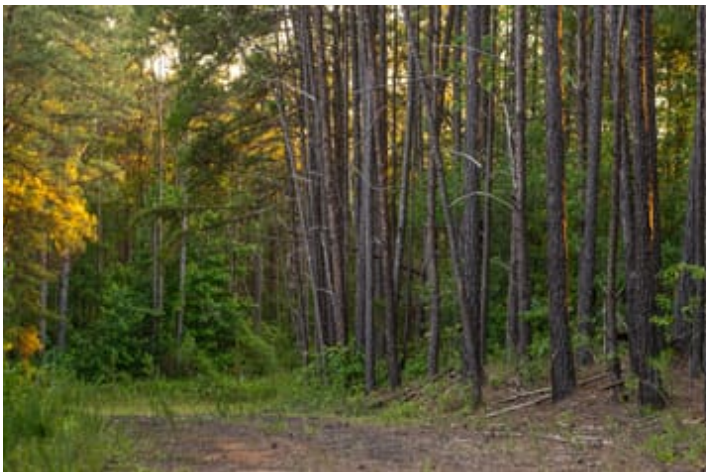
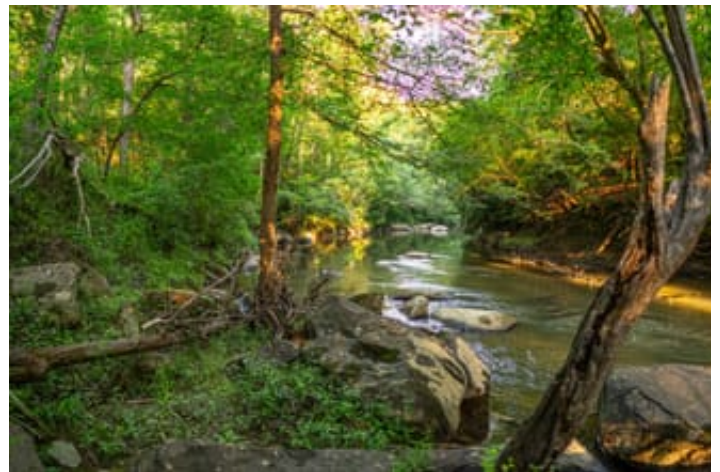
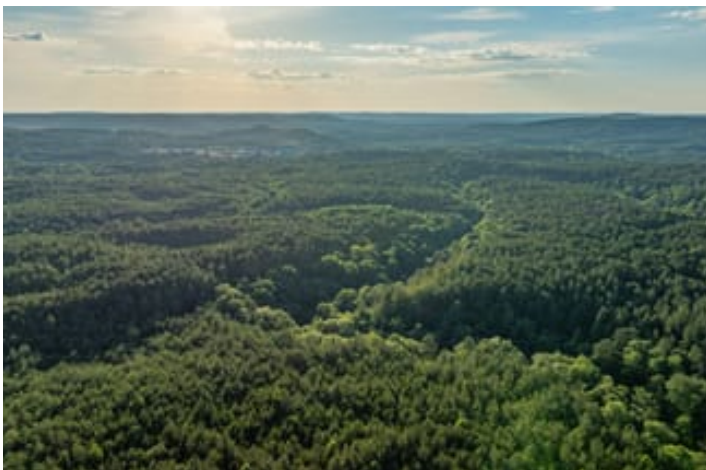
Several established greenfields are already in place, providing prime locations for hunting and wildlife observation. Whether you're chasing a spring gobbler or watching a mature whitetail step into a food plot on a crisp fall afternoon, this property is built for year-round enjoyment.

Power is available on the property, opening the door for a future cabin, lodge, or homesite overlooking the creek and surrounding timber.

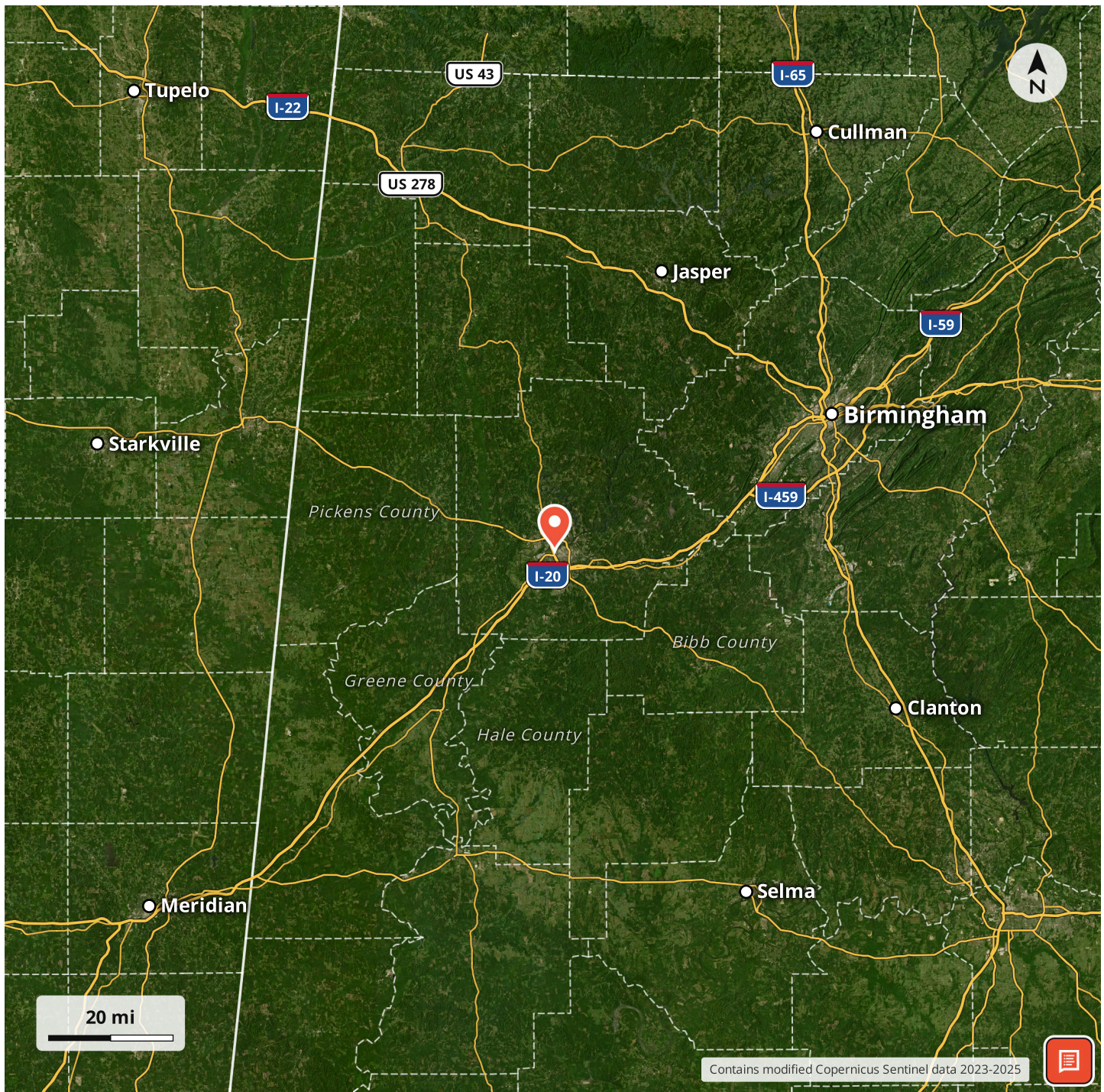
From the extensive wildlife habitat and outstanding hunting opportunities to the scenic beauty of Davis Creek, this is the kind of property that rarely comes available.

311 acres. Tuscaloosa County. A true Alabama outdoor paradise waiting for its next owner.

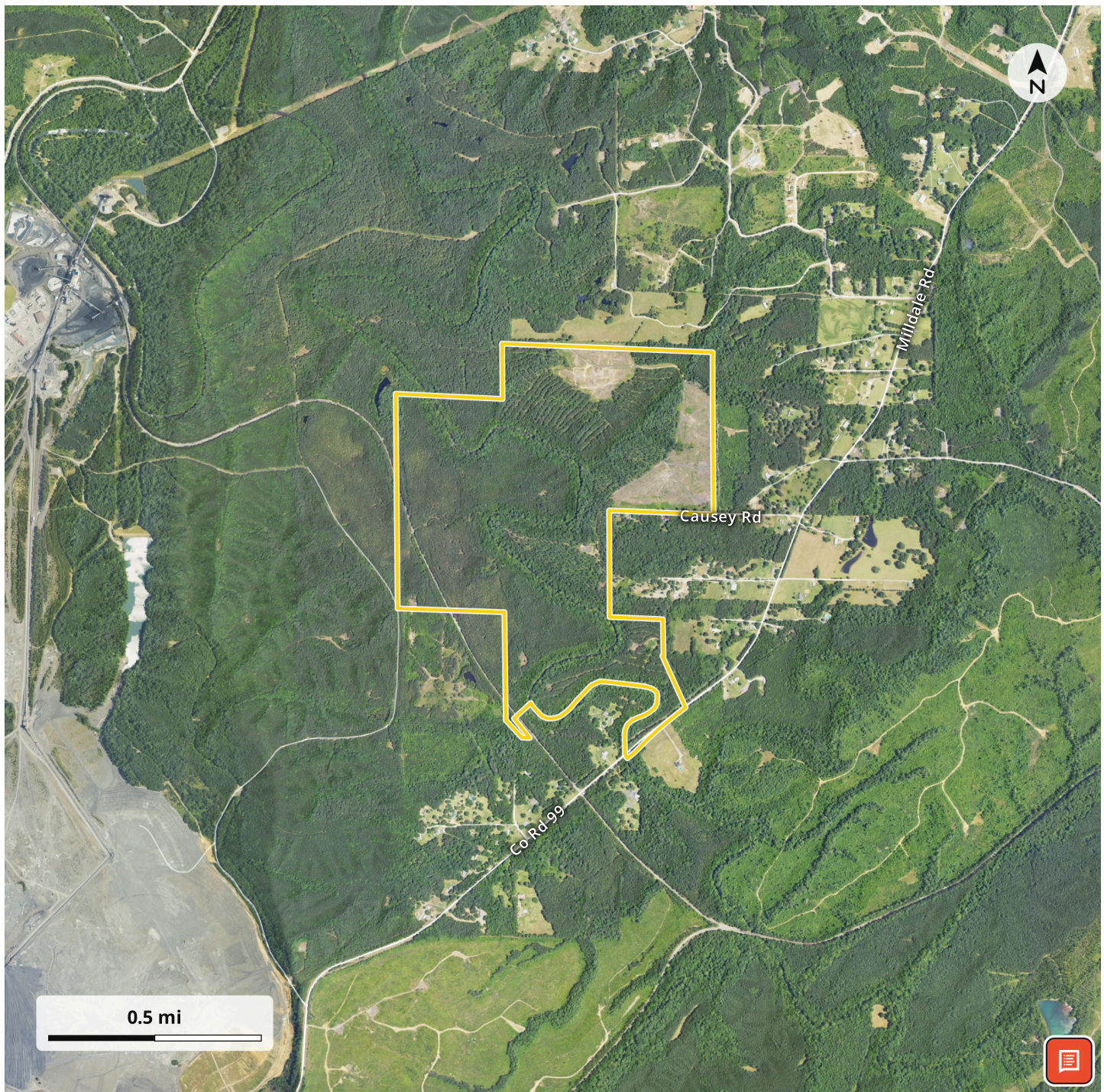
311 Acres at Lyle Branch in Tuscaloosa County
Brookwood, AL / Tuscaloosa County



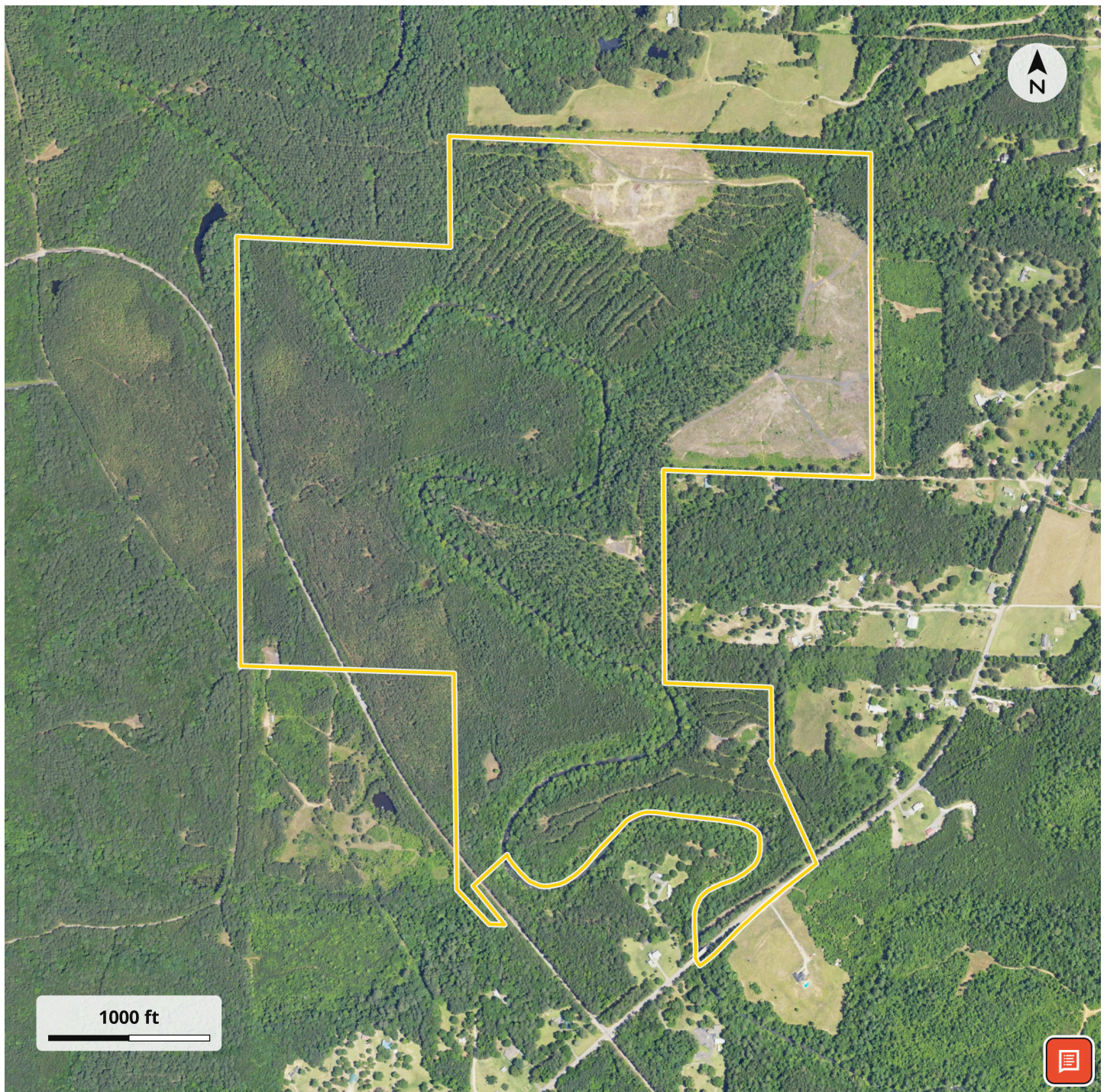
Regional Map



Locator Map



Aerial Map



311 Acres at Lyle Branch in Tuscaloosa County Brookwood, AL / Tuscaloosa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Holley

Mobile

(334) 652-1231

Email

jholley@mossyoakproperties.com

Address

4373 Marler Road

City / State / Zip

Pike Road, AL 36064

NOTES

[illegible]

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.



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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<https://thelandcrafters.com/>
