

Texas Creek | 278+/- Acres in Tuscaloosa County
Milldale Road
Brookwood, AL 35444

\$813,304
278± Acres
Tuscaloosa County



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Brookwood, AL / Tuscaloosa County

SUMMARY

Address

Milldale Road

City, State Zip

Brookwood, AL 35444

County

Tuscaloosa County

Type

Hunting Land, Timberland, Undeveloped Land, Recreational Land

Latitude / Longitude

33.304487 / -87.225282

Acreage

278

Price

\$813,304

Property Website

thelandcrafters.com



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PROPERTY DESCRIPTION

Located less than an hour from both Birmingham and Tuscaloosa, this exceptional 278-acre tract in Tuscaloosa County offers the perfect combination of recreation, investment potential, and accessibility.

An extensive internal road system provides easy access throughout the property, allowing you to comfortably explore every corner of the tract. Several established food plots are already in place, creating excellent opportunities for deer and turkey hunting while enhancing the property's overall recreational appeal.

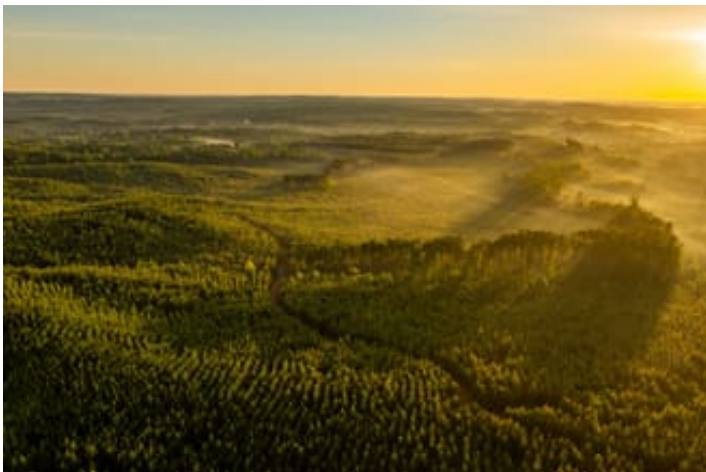
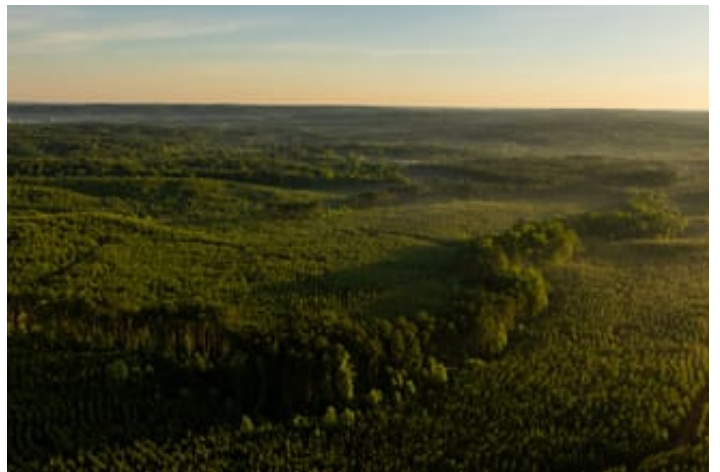
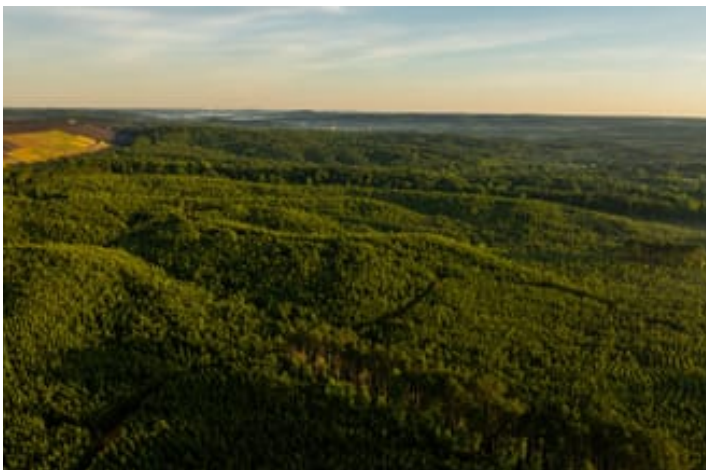
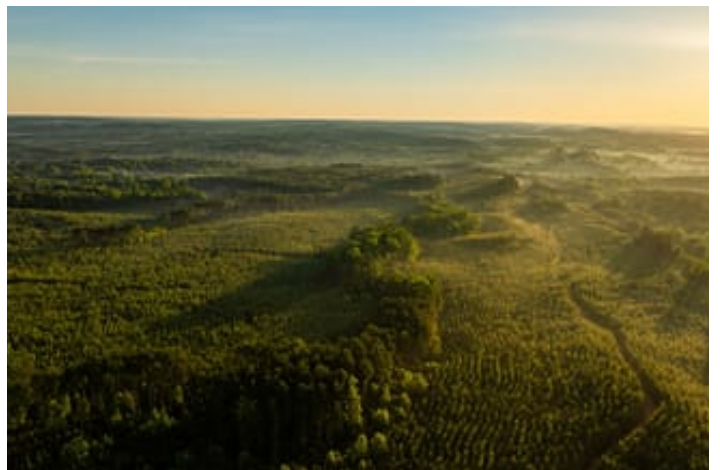
The timber consists of healthy 8 to 10-year-old planted pines that were professionally site prepared, resulting in well-managed stands with undesirable hardwood competition kept under control. This thoughtful management has created outstanding wildlife habitat while positioning the property for future timber value.

Power and water are available, making this property well-suited for a future homesite, hunting camp, or weekend getaway. Whether you're looking to build a permanent residence or establish a private retreat in the heart of Alabama's outdoors, the infrastructure is already in place to get started.

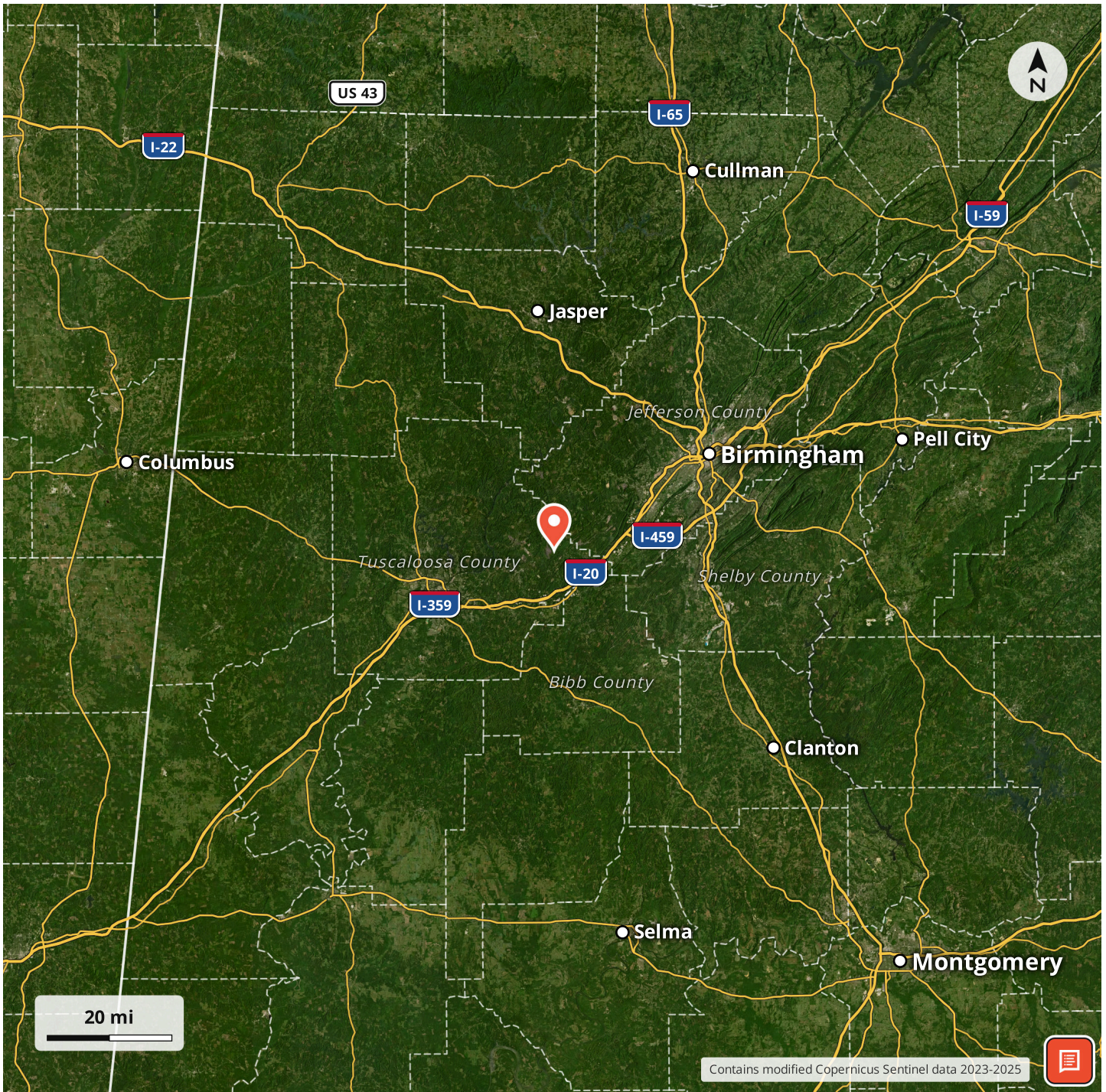
Whether you're searching for a premier hunting property, a long-term timber investment, or a private retreat within easy reach of Birmingham and Tuscaloosa, this tract offers a rare combination of features that are increasingly difficult to find.

278 acres of opportunity, investment potential, and some of the finest outdoor recreation Alabama has to offer.

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Regional Map



Locator Map



Aerial Map



**Texas Creek | 278+/- Acres in Tuscaloosa County
Brookwood, AL / Tuscaloosa County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Pike Road, AL 36064

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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MORE INFO ONLINE:
<https://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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