

**Six Mile Creek Tract- 240 acres in Dallas County, AL**  
Dallas County Road 74  
Selma, AL 36701

**\$612,000**  
240± Acres  
Dallas County



## **Six Mile Creek Tract- 240 acres in Dallas County, AL**

**Selma, AL / Dallas County**

### **SUMMARY**

#### **Address**

Dallas County Road 74

#### **City, State Zip**

Selma, AL 36701

#### **County**

Dallas County

#### **Type**

Hunting Land, Recreational Land, Timberland

#### **Latitude / Longitude**

32.355163 / -86.951587

#### **Acreage**

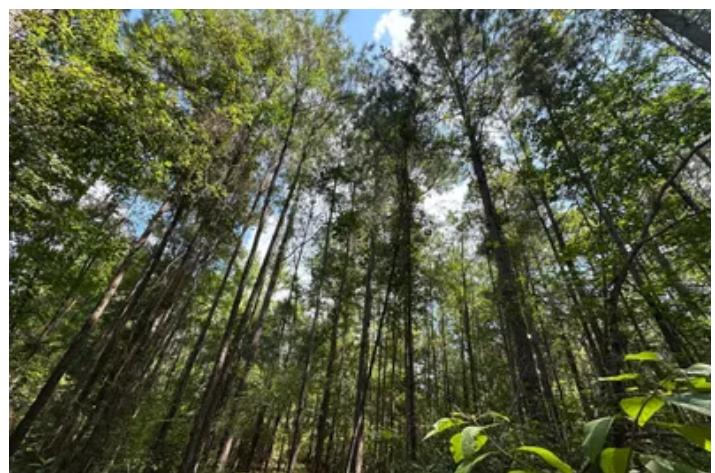
240

#### **Price**

\$612,000

#### **Property Website**

<https://farmandforestbrokers.com/property/six-mile-creek-tract-240-acres-in-dallas-county-al-dallas-alabama/88578/>



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### **PROPERTY DESCRIPTION**

**The Six Mile Creek Tract is 240 acres +/- of land for sale near Selma in Dallas County, Alabama.** The property is located in Alabama's Black Belt, that is known for growing big whitetail deer and plenty of turkeys. The timber on the property has been managed by a forester for the past 20 years. There are varying ages of natural timber and planted pine stands, with planted loblolly pines ranging in age from approximately 8 years old to 45 years old. (A map of the timber stands was created by the forester who managed the property, and is included in the pictures above.) A large power transmission line runs through the northeast corner of the property, providing a great wildlife opening for hunting and long views from a deer stand. A good network of internal roads and trails leads throughout the property, and around the perimeter of much of the land. The land has been managed, improved, and hunted by the same hunters for nearly 20 years. They have done a good job of making both large and small wildlife openings, trails, and trapping predators and beavers. There are wetland areas on the north end of the property near Six Mile Creek, and these areas may attract some ducks in winter. There are large agriculture fields that join the property on the north and east sides, providing a lot of food for wildlife. On the south end of the property is a spur of the Louisville Nashville railroad. The land is located 1/2 mile from the Alabama River, so you have some very fertile soils all around this area. The owner received a deeded access to the property when they purchased it, however the main access has been used by permission across an adjoining owner over a shared road. The road into the property is gated and locked, and the owner has their own lock on the gate.

**Barn and Shooting houses-** The hunters who have leased the property have constructed a small barn/ storage building and have shooting houses throughout the property. These belong to the hunting lessee and not the owner. If the buyer would like to keep the shooting houses or barn, they can purchase those directly from the lessee. They will sell the barn for \$6000 and the shooting houses for \$800/each. If you do not want the barn or shooting houses, they can remove them.

**Legal Description-** The property consists of 3 tax parcels totaling approximately 240 acres. The property has been surveyed according to the legal description in the deed, and the Dallas County Tax Assessor Parcel ID#'s are 15-05-22-0-000-002.0010 (132.1 acres +/-), 15-05-22-0-000-002.0000 (106.9 acres +/-), and 15-05-22-0-000-002.0020 (1.5 acres +/-). Property taxes for 2024 were approximately \$362.

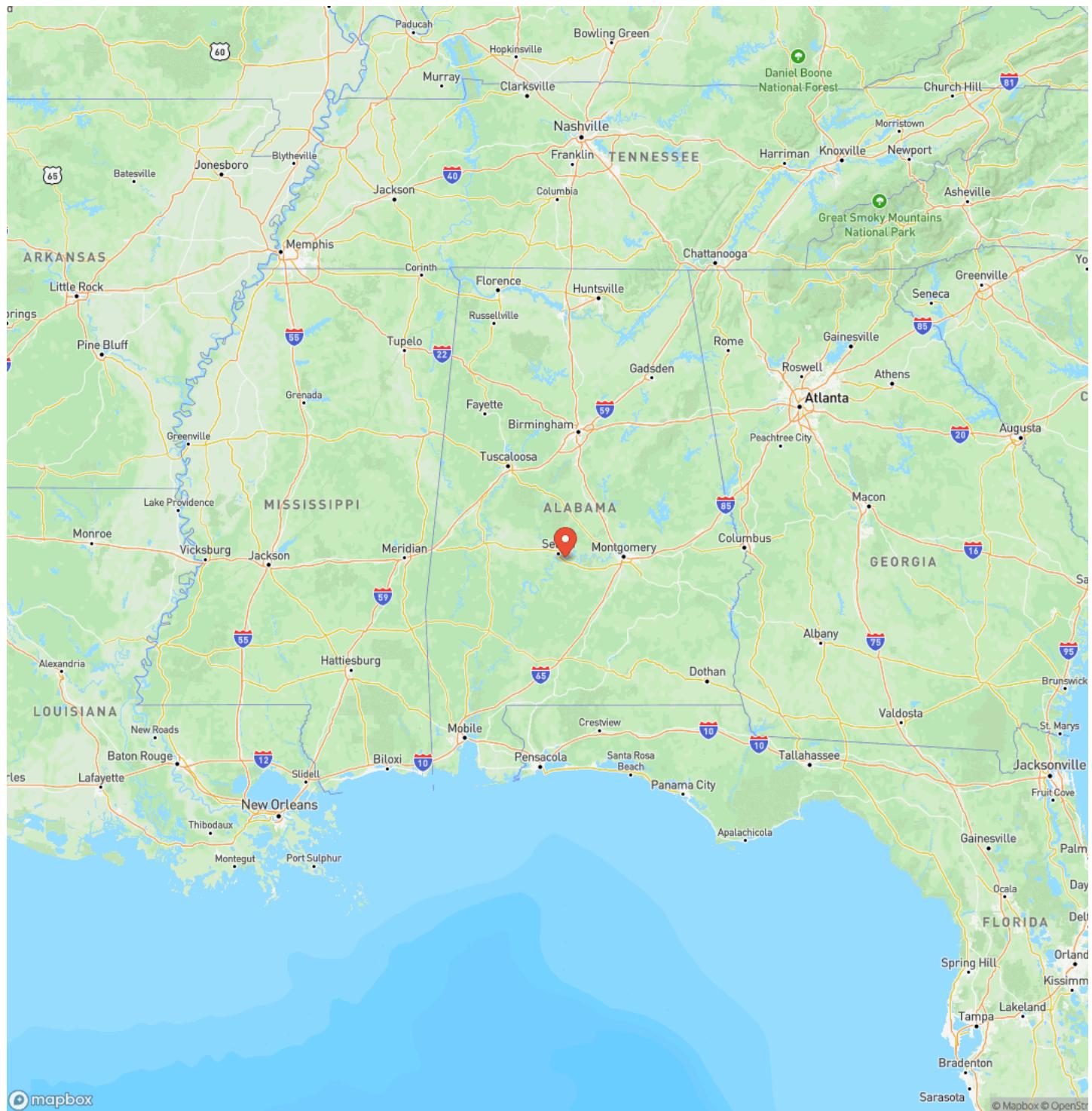
**Location-** The property is located southeast of Selma by just a few miles, on the south side of the Alabama River. The land is accessed via a private, gated road from Dallas County Road 74. The property is located 8 miles from the Walmart in Selma, 50 miles to Clanton, 42 miles to Prattville, 45 miles to Montgomery, 170 miles to Mobile, 84 miles to Tuscaloosa, and 98 miles to Birmingham. Please contact Jonathan Goode for your visit to this property. Showings are by appointment only please.

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Selma, AL / Dallas County**



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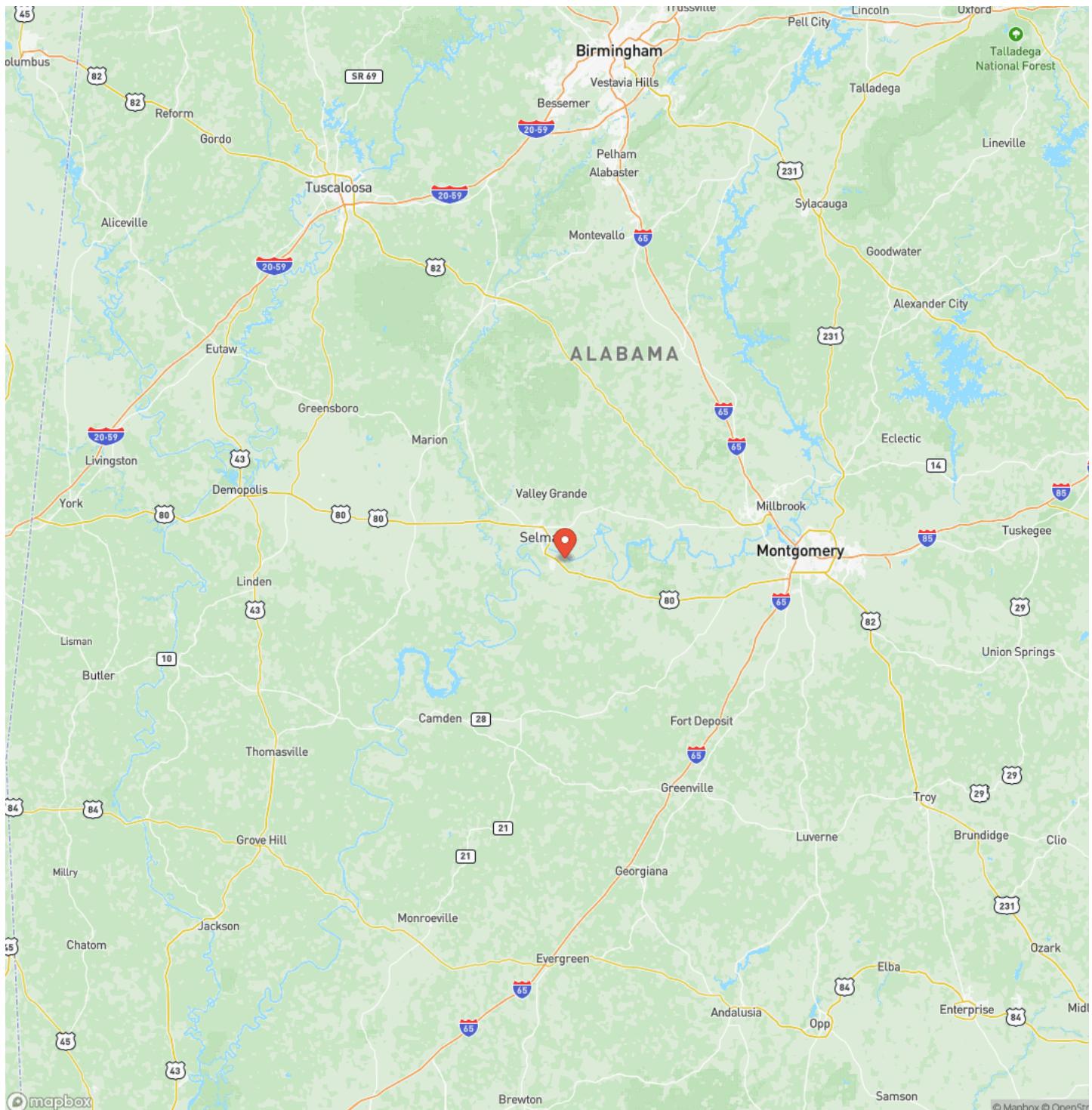
# Locator Map



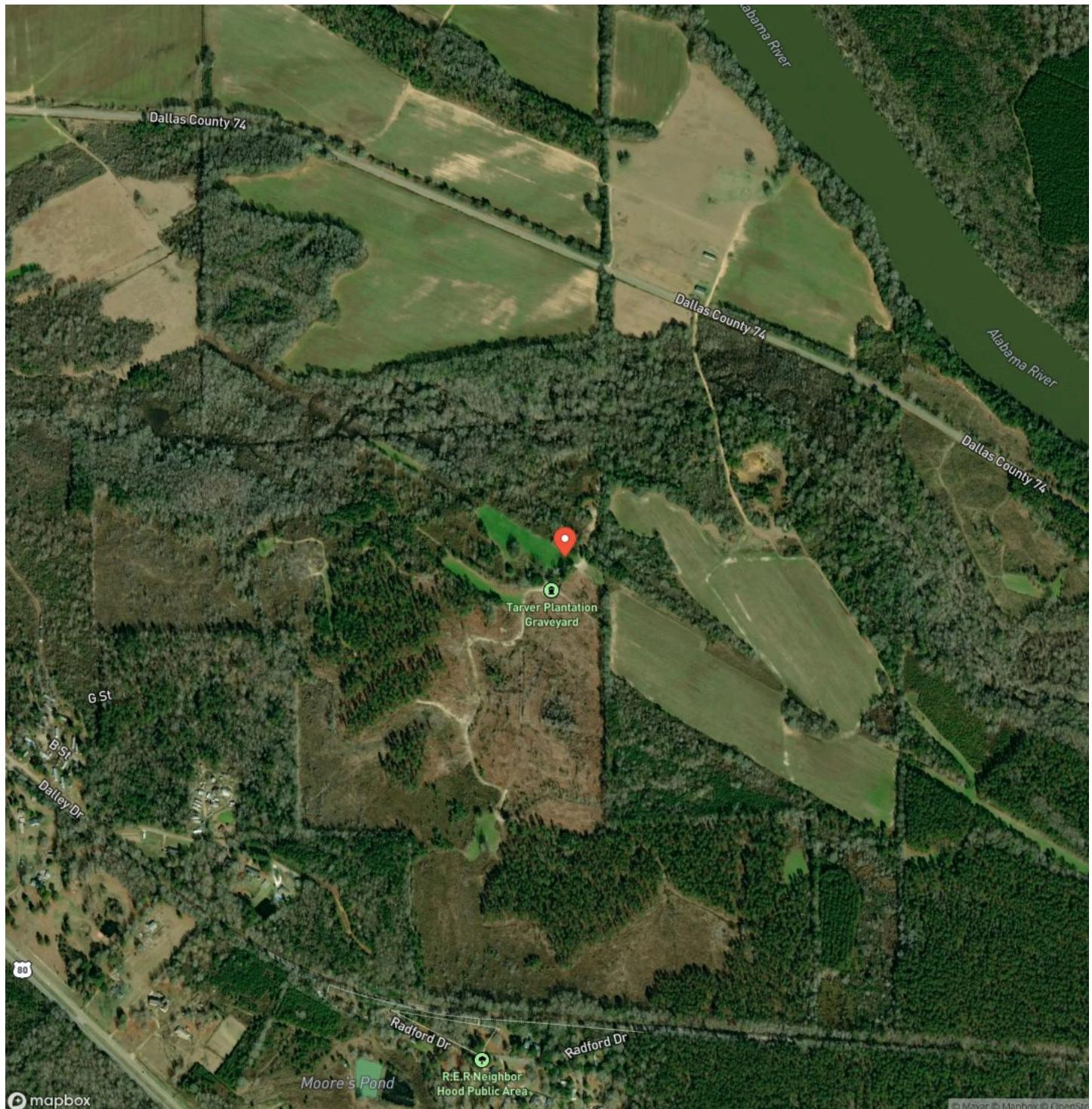
## **MORE INFO ONLINE:**

[farmandforestbrokers.com/](http://farmandforestbrokers.com/)

## Locator Map



## Satellite Map



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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
Jonathan Goode

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(334) 247-2005

**Office**  
(205) 340-3946

**Email**  
jonathan@farmandforestbrokers.com

**Address**  
155 Birmingham Road

**City / State / Zip**

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**NOTES**

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## NOTES



## **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 is 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 derived from sources believed to be accurate, but 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 boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary 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 property lines. Seller is selling the property in an "as is" condition. 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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