

**156 +/- Acres Recreational/Timber Tract Tuscaloosa, AL**  
Holman Church Road  
Gordo, AL 35466

**\$513,500**  
156± Acres  
Tuscaloosa County





**156 +/- Acres Recreational/Timber Tract Tuscaloosa, AL  
Gordo, AL / Tuscaloosa County**

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**SUMMARY**

**Address**

Holman Church Road

**City, State Zip**

Gordo, AL 35466

**County**

Tuscaloosa County

**Type**

Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

33.277197 / -87.824446

**Acreage**

156

**Price**

\$513,500

**Property Website**

<https://farmandforestbrokers.com/property/156-acres-recreational-timber-tract-tuscaloosa-al/tuscaloosa/alabama/98920/>



## 156 +/- Acres Recreational/Timber Tract Tuscaloosa, AL Gordo, AL / Tuscaloosa County

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### **PROPERTY DESCRIPTION**

#### **156+/- Acres - Holman Community | West Tuscaloosa County, AL**

Located in the Holman Community of Western Tuscaloosa County, this 156+/- acre tract offers an excellent combination of timber investment and recreational opportunity.

Approximately 135+/- acres consist of loblolly pine plantation, including:

- 100+/- acres planted in 2011
- 35+/- acres planted around 1999-2000

The remaining acreage includes established internal roads, wildlife food plots, powerline right-of-way, and natural hardwood woodlands that enhance both habitat diversity and hunting potential.

Property highlights include:

- Approximately 1/4 mile of powerline right-of-way
- Western boundary adjoining the Tuscaloosa/Pickens County line
- Northern boundary bordered by the Illinois Central Railroad
- Newly cleared access roadway with culverts installed
- Rolling topography providing strong recreational appeal
- Abundant wildlife sign throughout

Distance from:

Birmingham International Airport - 80 miles

Bryant Denny Stadium - 18 miles

Downtown Northport - 15 miles

Columbus, MS - 42 miles

This tract is well-suited for timber investors, recreational buyers, or those seeking a long-term land hold in a strong area.

*Note: Shooting houses, treestands, and feeders do not convey with the sale, minerals will NOT convey IF owned by the seller.*

For more information or to schedule a showing, please contact:

**Shaun Lee**

[\(205\) 361-5002](tel:(205)361-5002)

[shaun@farmandforestbrokers.com](mailto:shaun@farmandforestbrokers.com)





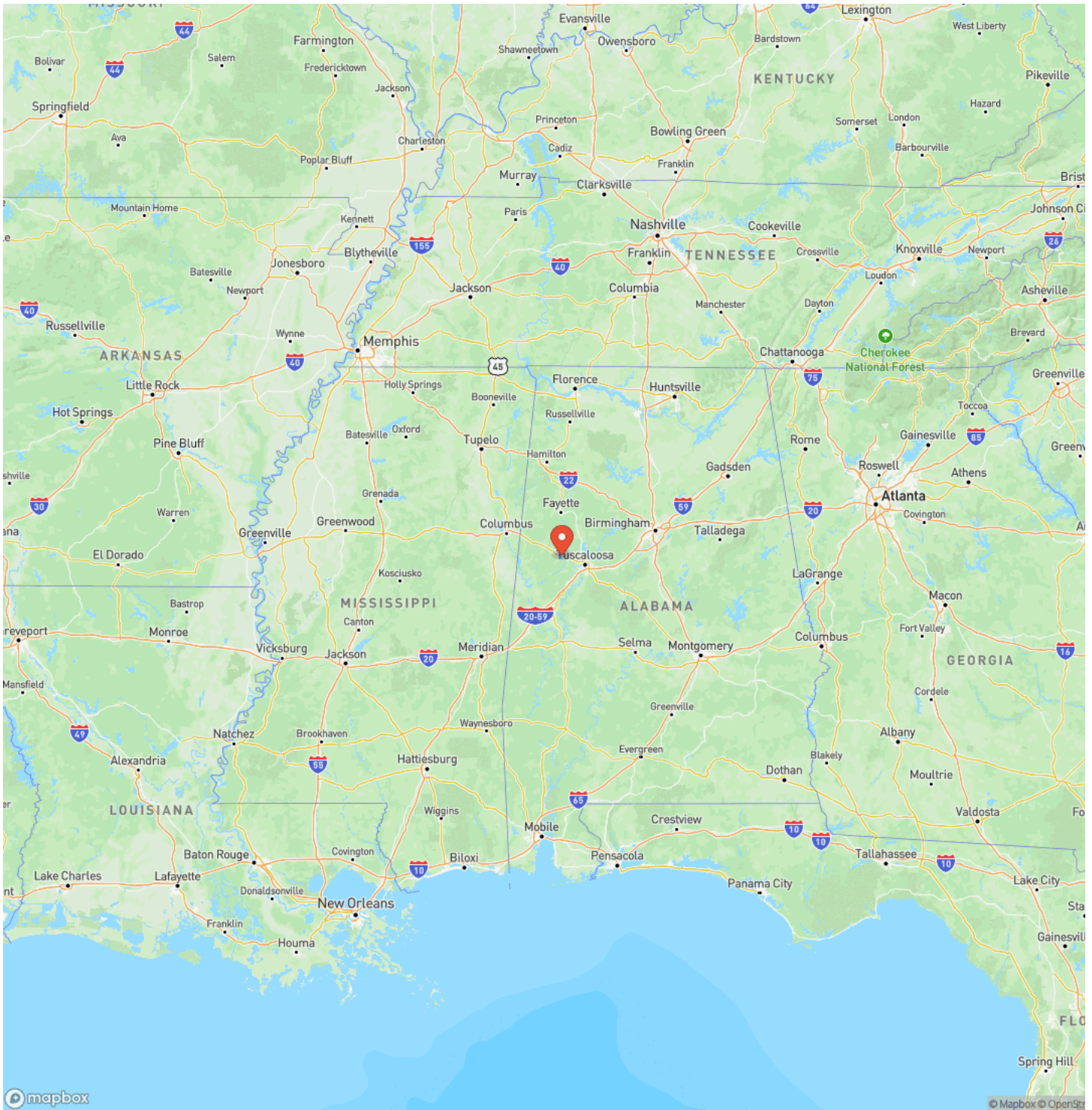
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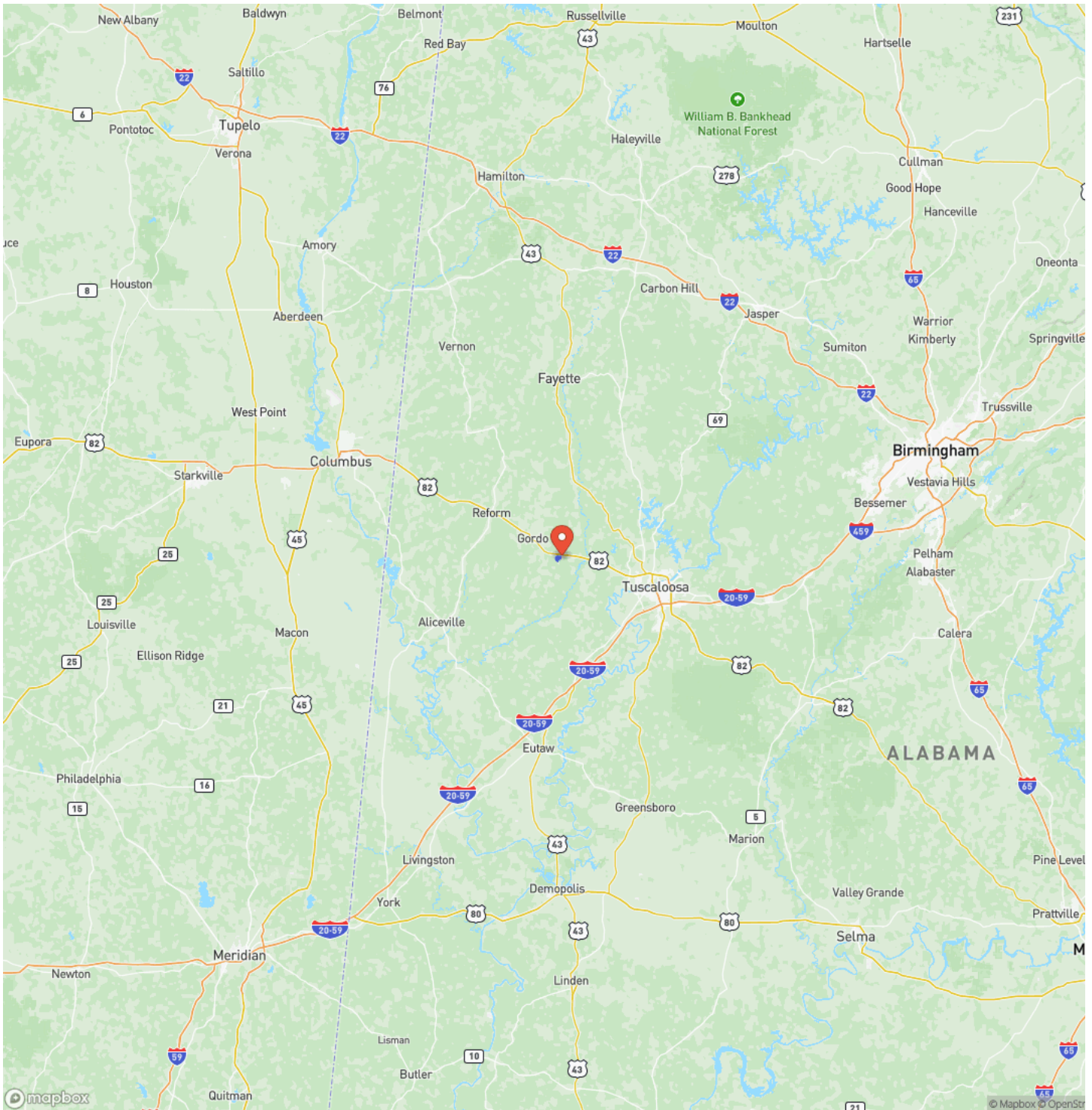


## Locator Map



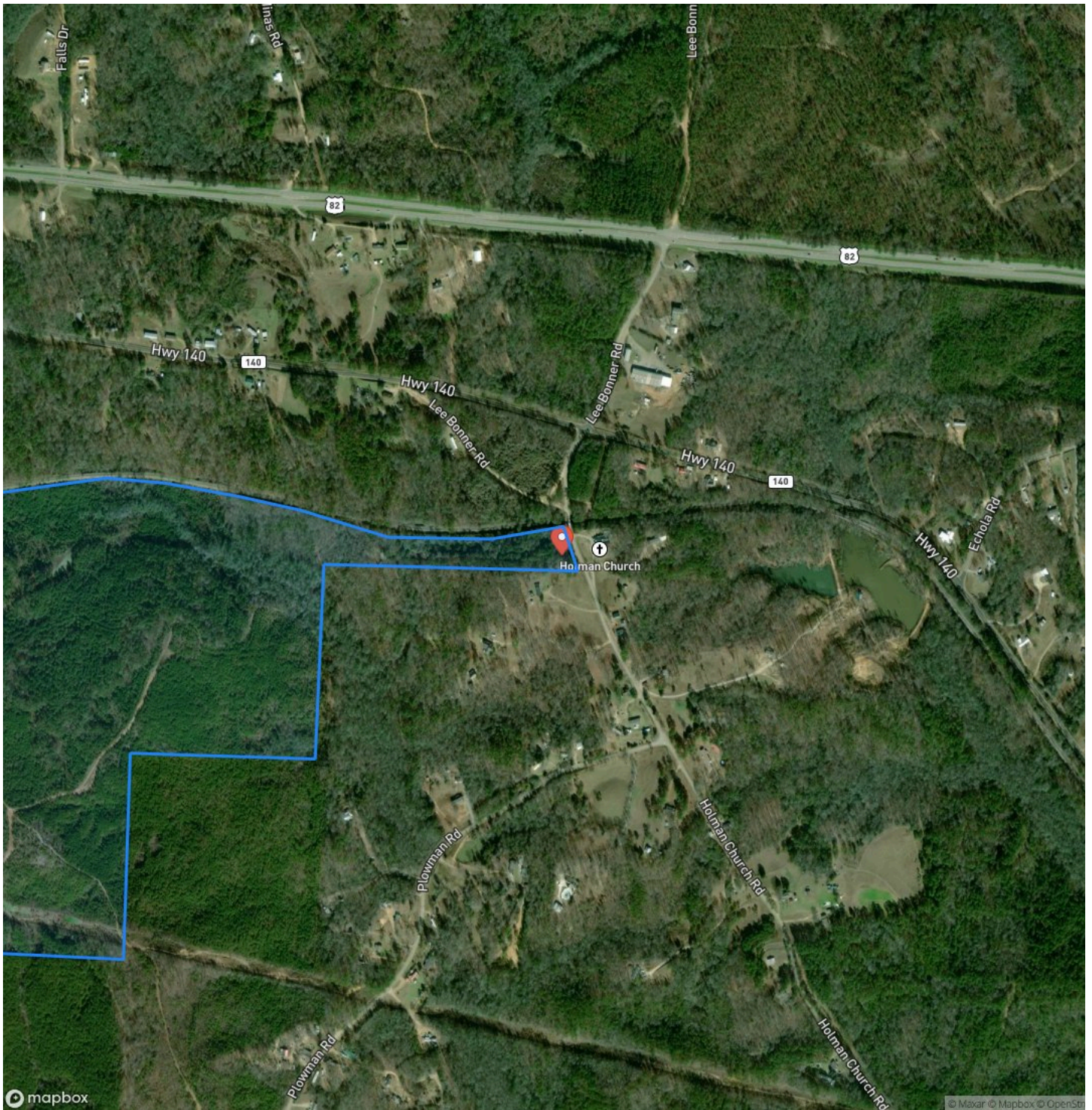
## Gordo, AL / Tuscaloosa County

## Locator Map





## Satellite Map



**156 +/- Acres Recreational/Timber Tract Tuscaloosa, AL  
Gordo, AL / Tuscaloosa County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Shaun Lee

## Mobile

(205) 361-5002

## Email

shaun@farmandforestbrokers.com

## Address

## City / State / Zip

Centreville, AL 35042

## NOTES

[illegible]



## NOTES

This image shows a single sheet of white paper with horizontal blue 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 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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