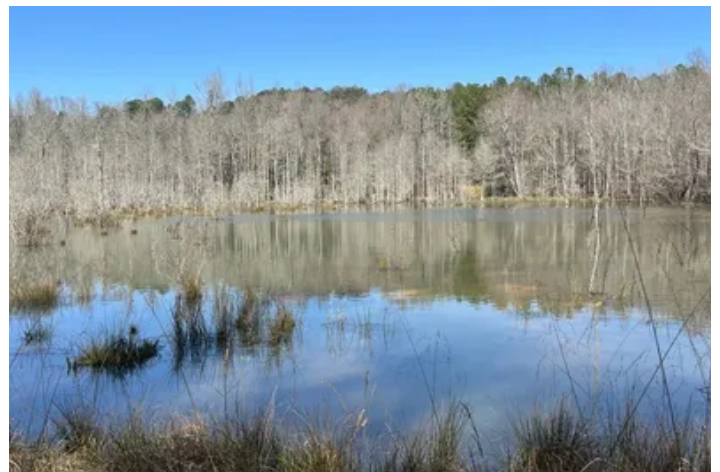


**Tuscaloosa/Fayette County 304 +/- Timber/Recreation
Tract**
Morman Road
Fayette, AL 35555

\$1,125,000
304± Acres
Fayette County



Tuscaloosa/Fayette County 304 +/- Timber/Recreation Tract
Fayette, AL / Fayette County

SUMMARY

Address

Morman Road

City, State Zip

Fayette, AL 35555

County

Fayette County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

33.513773 / -87.737204

Acreage

304

Price

\$1,125,000

Property Website

<https://farmandforestbrokers.com/property/tuscaloosa-fayette-county-304-timber-recreation-tract-fayette-alabama/91743/>



Tuscaloosa/Fayette County 304 +/- Timber/Recreation Tract

Fayette, AL / Fayette County

PROPERTY DESCRIPTION

304± Acre Recreational & Timber Investment Tract – Tuscaloosa & Fayette Counties, AL

Discover 304± contiguous acres of prime Alabama land offering a unique combination of recreation, wildlife habitat, and timber investment potential. Located in both Tuscaloosa and Fayette Counties, this tract is well-positioned for accessibility, growth, and enjoyment.

The property features a mix of Loblolly pine along with various native hardwood species, providing both natural diversity and future timber income. A ¾-mile powerline right-of-way runs diagonally across the property—perfect for hunting access, food plots, and long range viewing.

Multiple established wildlife food plots, a beaver pond, and diverse terrain support thriving populations of whitetail deer, turkey, wood ducks, and other small game, making this an ideal property for the avid outdoorsman.

Topography is rolling with a mix of gentle and steeper slopes, offering excellent building sites, scenic views, and strong recreational character. Access is secured by a recorded easement off Mormon Road for ingress, egress, and utilities. The tract is easily accessed by a network of roads and trails totaling more than 3 miles in length to get you to your favorite spot.

Property Highlights:

- 304± contiguous acres
- Loblolly pine and mixed hardwood timber
- ¾-mile powerline ROW ideal for hunting and management access
- Multiple wildlife food plots and a beaver pond
- Excellent deer, turkey, and waterfowl habitat
- Rolling topography with scenic views and homesite potential
- Deeded access easement off Mormon Road
- Located in Tuscaloosa & Fayette Counties

Location:

- 14 miles to Fayette, AL
- 25 miles to Northport, AL
- 28 miles to Bryant-Denny Stadium (Tuscaloosa, AL)
- 78 miles to Birmingham, AL

Parcel IDs:

Tuscaloosa County 06-03-06-0-000-001.000 & 06-03-05-0-000-004.000 and Fayette County 17-09-31-0-000-009.0000 & 17-09-32-0-000-004.0000

Whether you're looking for a recreational retreat, a timber investment, or a legacy property to enjoy and grow in value over time, this tract checks every box.

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

Shaun Lee

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

shaun@farmandforestbrokers.com

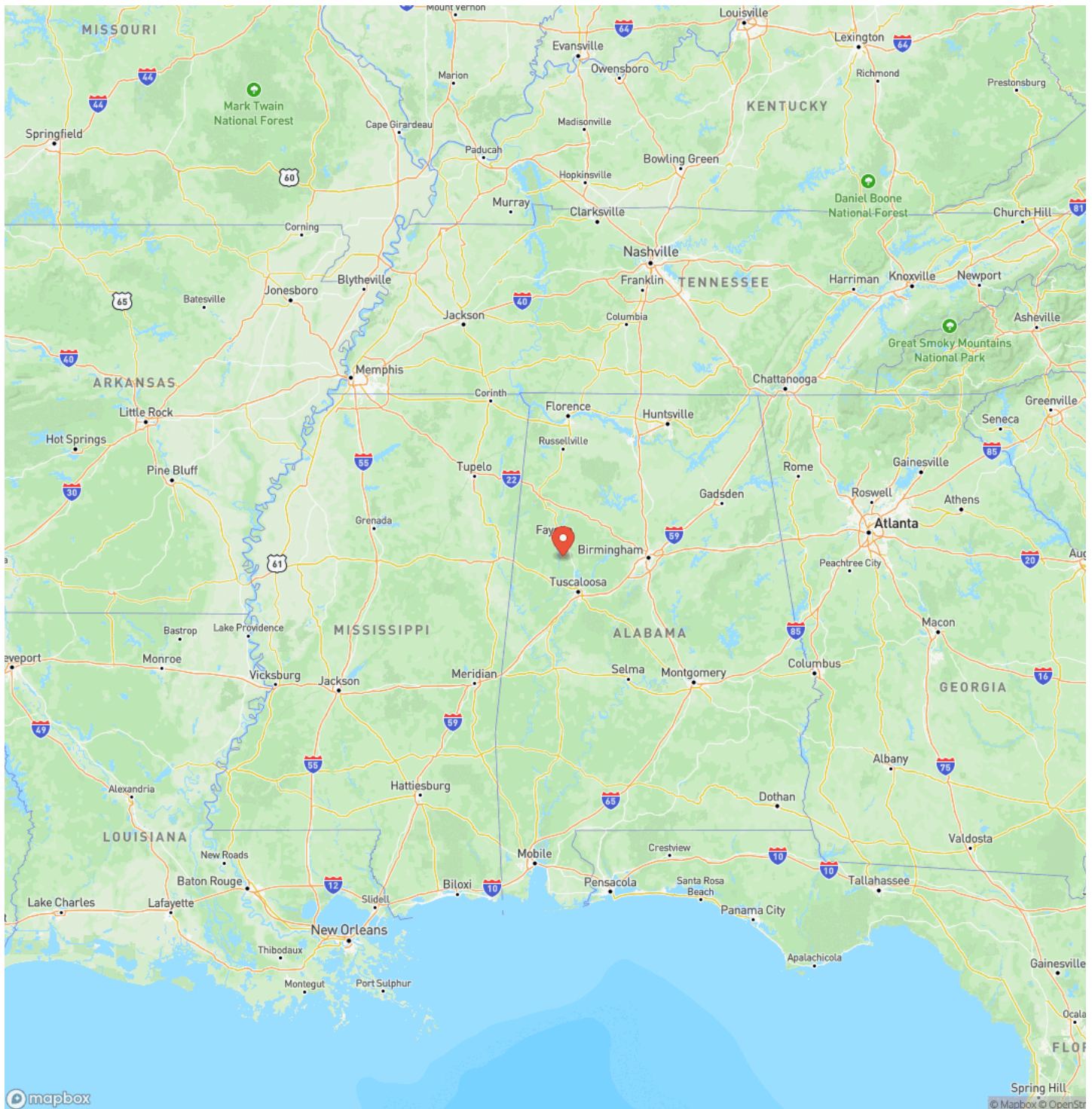
Farm & Forest Land Brokers



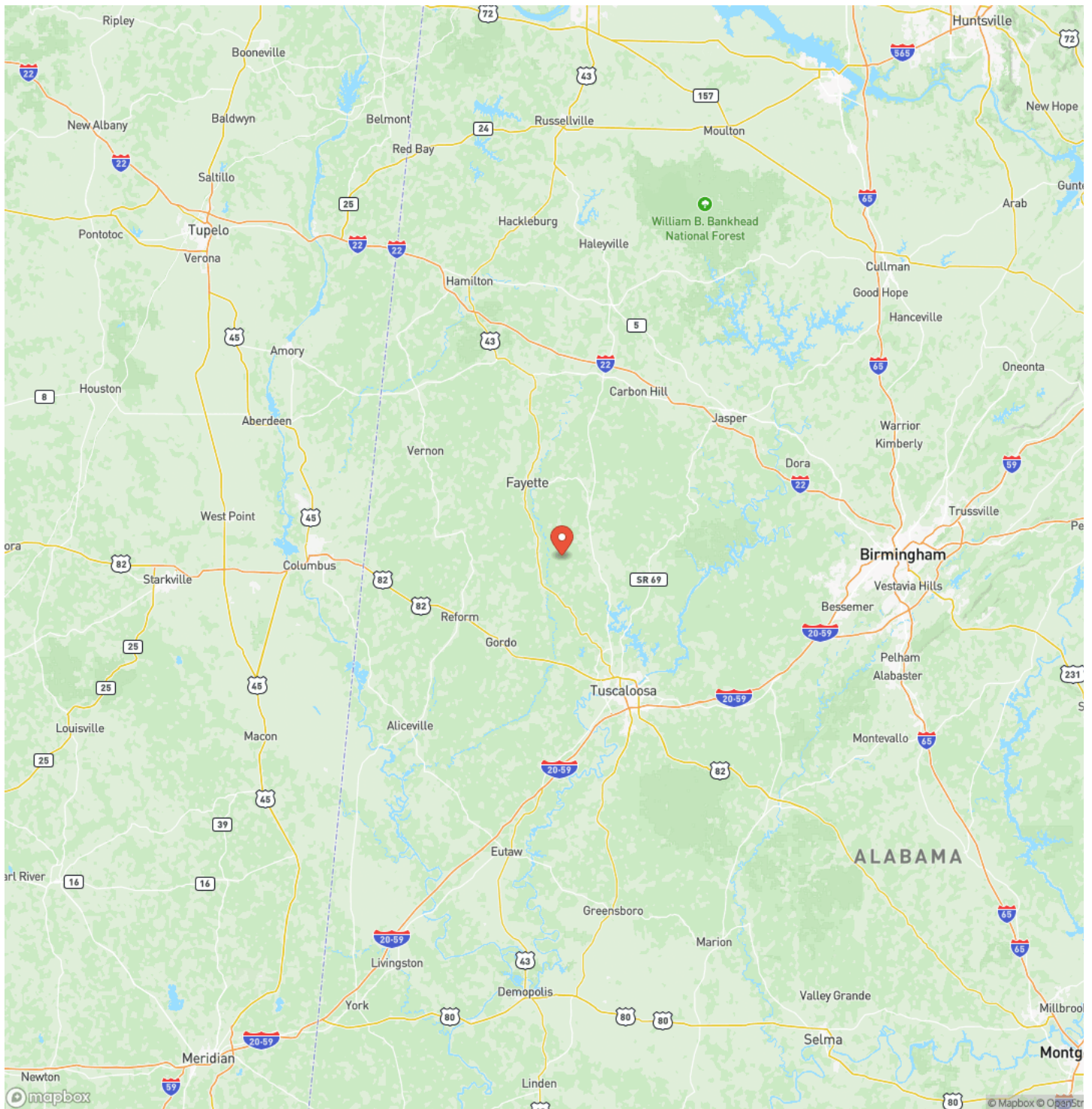
Tuscaloosa/Fayette County 304 +/- Timber/Recreation Tract
Fayette, AL / Fayette County



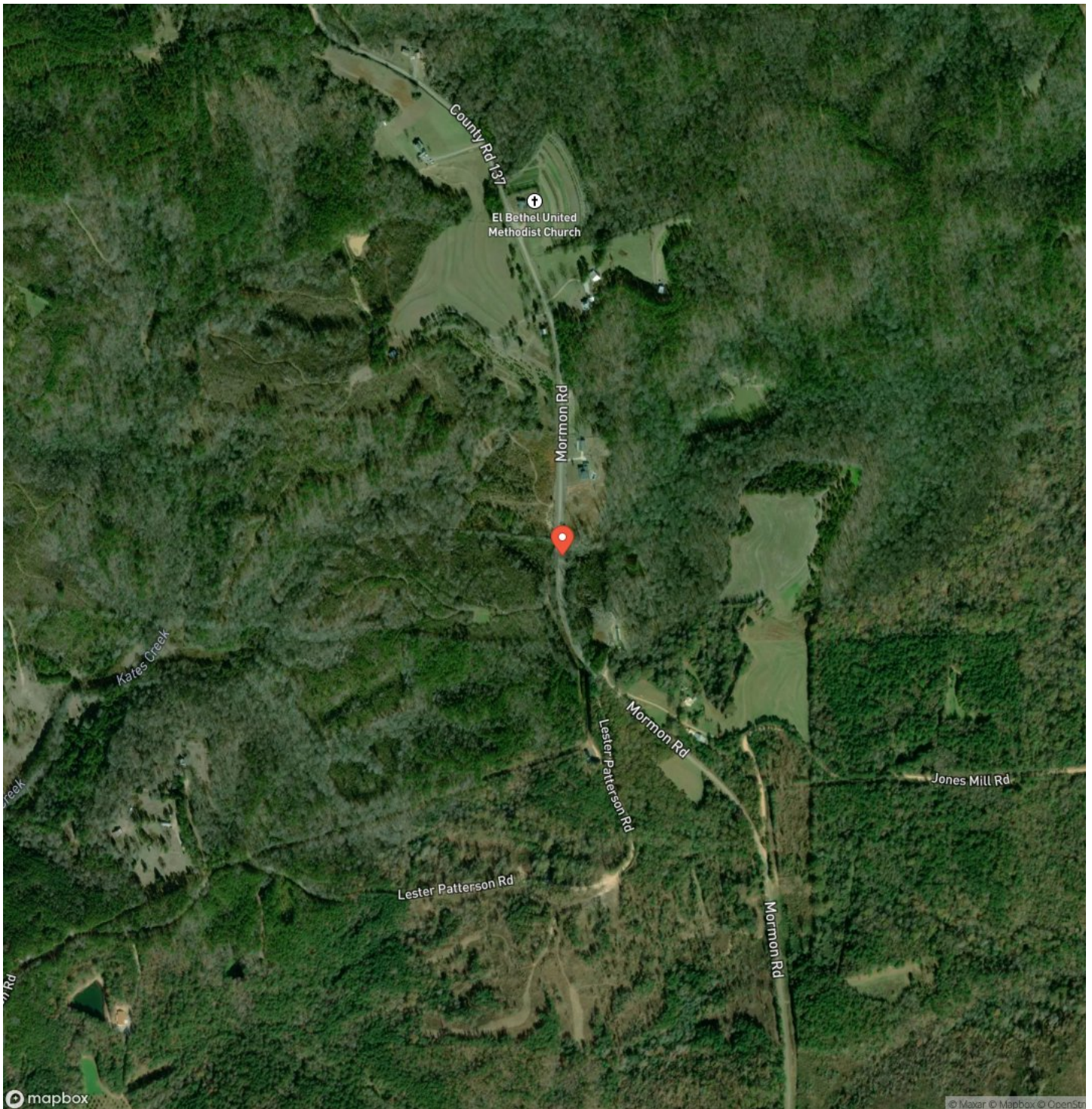
Locator Map



Locator Map



Satellite Map



**Tuscaloosa/Fayette County 304 +/- Timber/Recreation Tract
Fayette, AL / Fayette County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Shaun Lee

Mobile

(205) 361-5002

Email

shaun@farmandforestbrokers.com

Address

City / State / Zip

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DISCLAIMERS

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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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