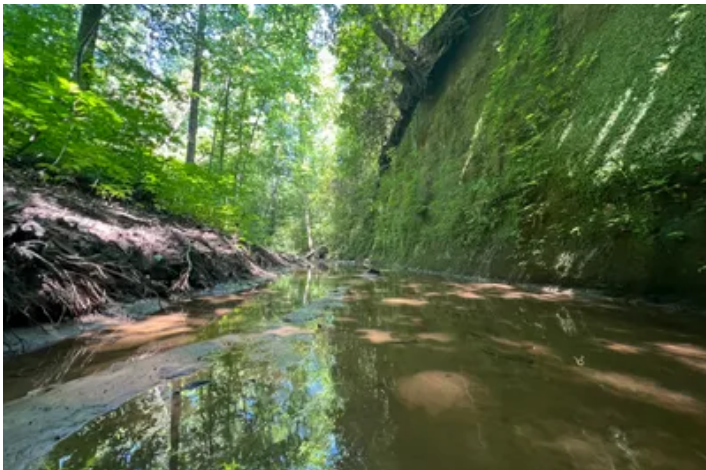


Shoal Creek Tract
Highway 265
Camden, AL 36726

\$425,500
230± Acres
Wilcox County



Shoal Creek Tract
Camden, AL / Wilcox County

SUMMARY

Address

Highway 265

City, State Zip

Camden, AL 36726

County

Wilcox County

Type

Hunting Land, Timberland

Latitude / Longitude

31.927583 / -87.247649

Acreage

230

Price

\$425,500

Property Website

<https://farmandforestbrokers.com/property/shoal-creek-tract-wilcox-alabama/77286/>



Shoal Creek Tract Camden, AL / Wilcox County

PROPERTY DESCRIPTION

The Shoal Creek is located in the "Grampian Hills" of South Wilcox County along Highway 265. This property is a great recreational hunting property with timber investment potential upside. The land types include ±136 acres of mixed pine and hardwood timber, ±64 acres of 1 year old planted pine and ±30 acres of natural hardwood regeneration. There are two established game plots with ATV trails throughout the property. There is electricity available to the property with several scenic camp sites with beautiful views of the rolling topography and hillsides. Shoal Creek runs through the northern end of the property providing water for wildlife and recreational uses. The deer and turkey hunting are great in this area.

Legal: The Shoal Creek Tract is located in Sections 14 and 15 of Township 11 North Range 8 East of Wilcox County, Alabama. It consists of parcel numbers: 66 23 05 15 0 000 007.000, 66 23 06 14 0 000 003.000 and 66 23 06 14 0 000 003.001. Property taxes for the 2023 tax year were approximately \$408.

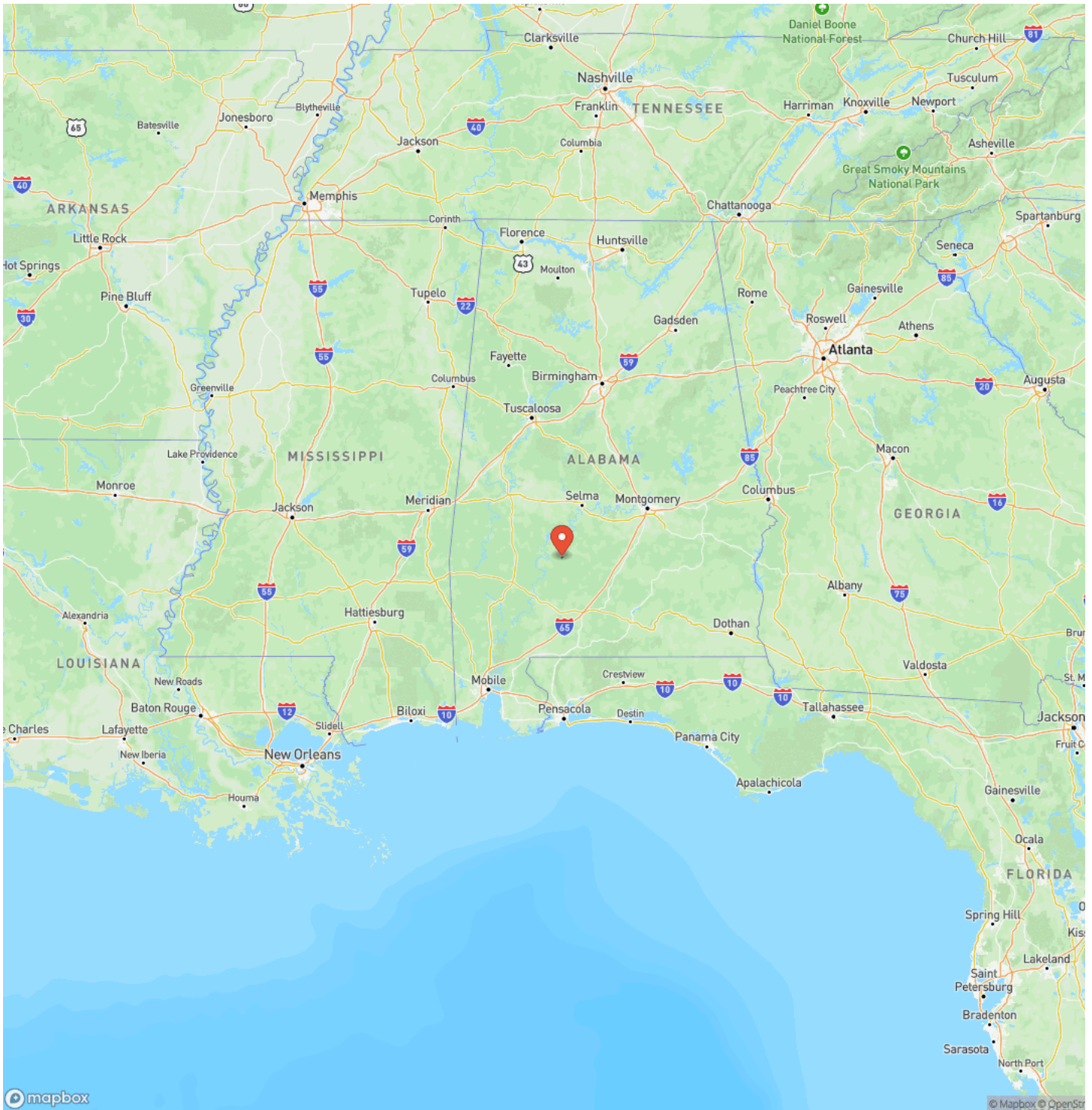
Location: The Shoal Creek Tract is located in South Wilcox County ±6 miles from Camden, ±79 miles from Montgomery, ±122 miles from Mobile and ±122 miles from Pensacola, FL. Please contact the listing agent to set up an appointment to see this property.



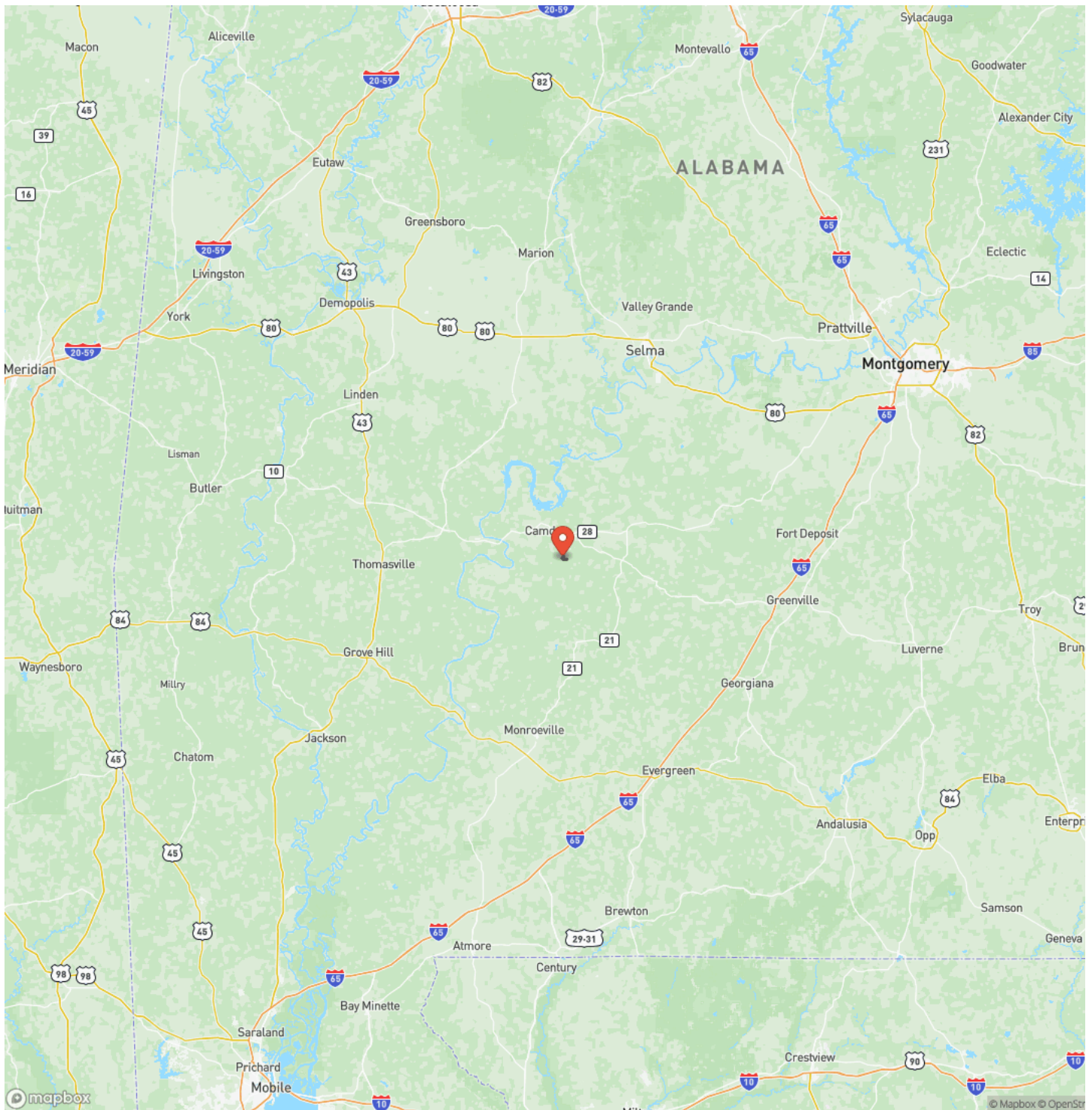
Shoal Creek Tract
Camden, AL / Wilcox County



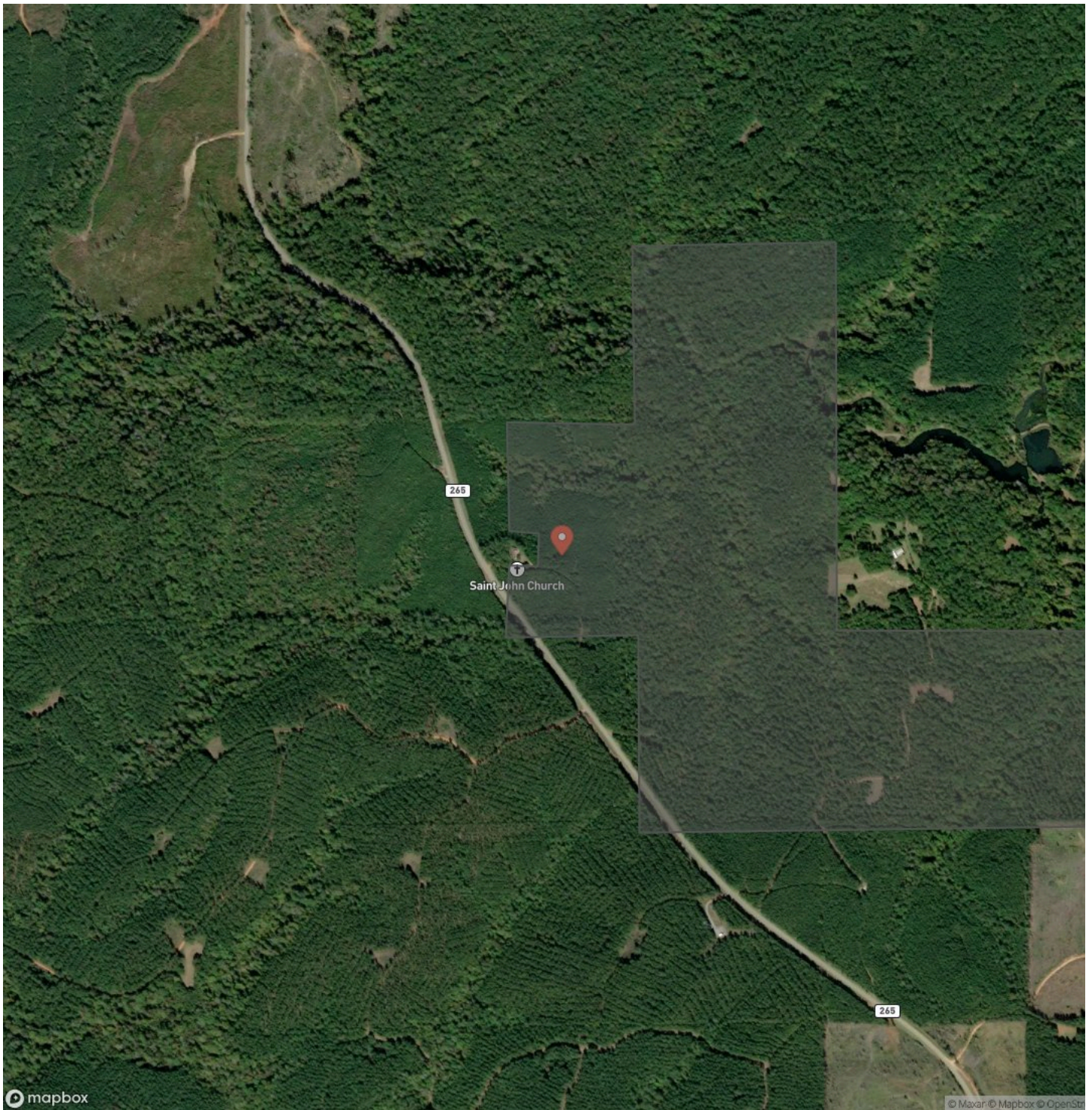
Locator Map



Locator Map



Satellite Map



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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