

Lye Branch- 310 +/- acres
Milldale Road
Brookwood, AL 35444

\$1,165,362
310± Acres
Tuscaloosa County



Lye Branch- 310 +/- acres
Brookwood, AL / Tuscaloosa County

SUMMARY

Address

Milldale Road

City, State Zip

Brookwood, AL 35444

County

Tuscaloosa County

Type

Recreational Land, Timberland, Hunting Land

Latitude / Longitude

33.311378 / -87.216214

Acreage

310

Price

\$1,165,362

Property Website

<https://farmandforestbrokers.com/property/lye-branch-310-acres-tuscaloosa-alabama/75779/>



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PROPERTY DESCRIPTION

The Lye Branch Tract is 310 +/- acres of hunting and timberland for sale near Brookwood, in Tuscaloosa County, Alabama. The land has been used primarily for timber production and leased for recreation and deer hunting. The timber consists of various ages of loblolly pines. A good network of roads and trails leads throughout the property. The land has paved road frontage on Milldale Road, and is easily accessed from Interstate 20/59. The Louisville Nashville Railroad joins the property on the west side. There are several food plots located through the tract to provide good spots for deer hunting. Any hunting stands on the property belong to the lessor, and will not convey with the sale.

Legal Description- The Lye Branch property consists of 310 acres +/- located in 3 separate tax parcels. The land is located in Township 20S, Range 7W, Section 13. The tax parcel numbers for the Tuscaloosa County Tax Assessor are 23-01-12-0-000-001.000, 23-01-01-0-000-010.000, & 23-01-12-0-000-009.00.

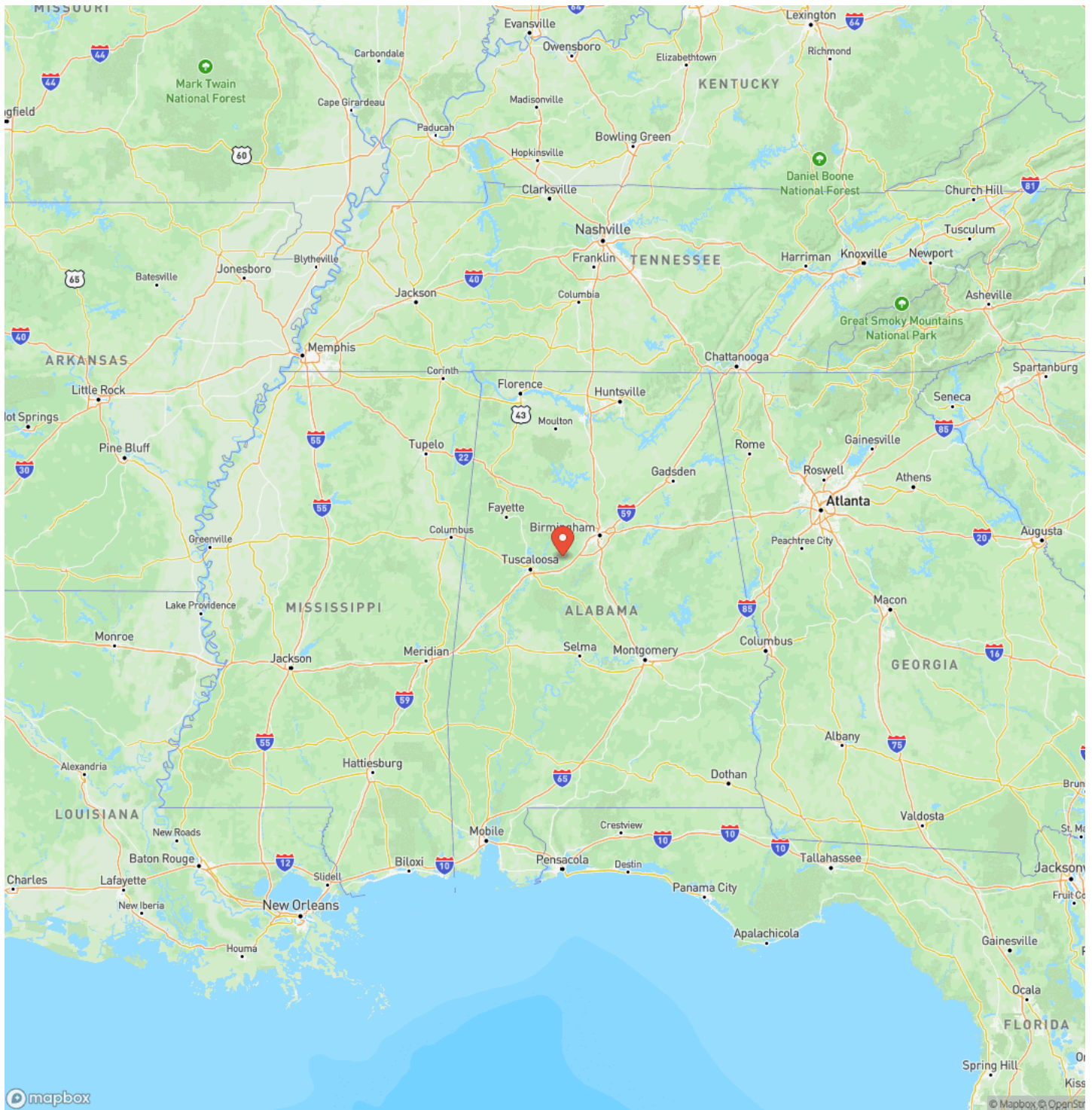
Location- This property is easily accessible from Exit 100 off Interstate 20/59, and following Highway 216 west to Milldale Road. The property is conveniently located between Tuscaloosa and Birmingham, and it would be easy to slip out of the city down for a morning or afternoon hunt. The land is located 23 miles from Bryant Denny Stadium in Tuscaloosa, 26 miles to Bessemer, 39 miles to Birmingham, and 137 miles to Huntsville. Showings are by appointment only please, so please call to schedule your visit to this property.



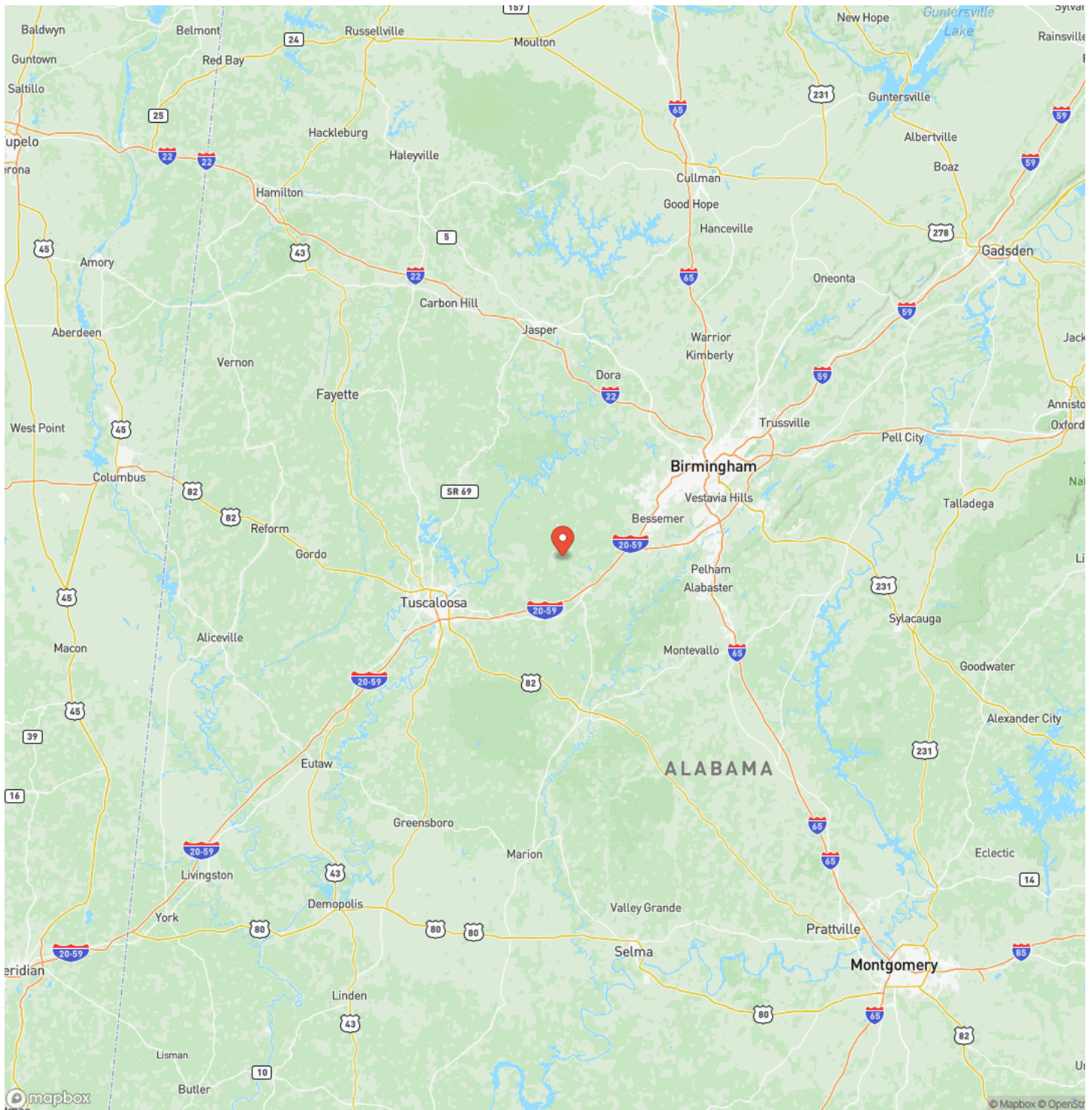
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Locator Map



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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