

Tallawampa Creek Tract
Gibson Road
Lou, AL 36908

\$1,222,500
764± Acres
Choctaw County



Tallawampa Creek Tract
Lou, AL / Choctaw County

SUMMARY

Address

Gibson Road

City, State Zip

Lou, AL 36908

County

Choctaw County

Type

Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude

31.91441 / -88.199417

Acreage

764

Price

\$1,222,500

Property Website

<https://farmandforestbrokers.com/property/tallawampa-creek-tract-choctaw-alabama/88496/>



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PROPERTY DESCRIPTION

The Tallawampa Creek Tract is 764 acres +/- of timberland and hunting land for sale in Choctaw County, Alabama. This property has been in the same family for generations, and it is time for a new owner to come create their own memories here. This tract has a lot of potential for growing and hunting whitetails and turkey. There are numerous food plots throughout the tract, and a good network of internal roads leads you throughout. A continuously flowing artesian well is one of the special features on this property. Big Tallawampa Creek flows through the eastern edge of the property. The land is well suited for growing pine timber, and has been in a long term timber lease to Weyerhaeuser. The merchantable pines on the property are tentatively scheduled for a harvest in 2026, so the majority of the timber is planned to be cut in the next 16 months or so. The terms of the lease require that the property will be replanted with pines. The timber lease will remain on the property until it expires in 2028. The terrain is rolling, with elevations near the creek from approximately 80' up to about 250'. This is an opportunity to purchase a long-term timber investment or a very affordable hunting property in an area known to produce quality deer and turkey hunting.

Legal Description-

Parcel 1: 160 acres +/- located in Township 11N, Range 2W, Section 17, also described as Choctaw County Tax Assessor Parcel ID# 2304170000009000. Parcel 2: 158 acres +/- located in Township 11N, Range 2W, Section 16, also described as Choctaw County Tax Assessor Parcel ID# 2305160000005000. Parcel 3: 62 acres +/- located in Township 11N, Range 2W, Section 21, also described as Choctaw County Tax Assessor Parcel ID# 2305210000002000. Parcel 4: 20 acres +/- located in Township 11N, Range 2W, Section 21, also described as Choctaw County Tax Assessor Parcel ID# 2305210000003000. Parcel 5: 40 acres +/- located in Township 11N, Range 2W, Section 21, also described as Choctaw County Tax Assessor Parcel ID# 2305210000004000. Parcel 6: 41 acres +/- located in Township 11N, Range 2W, Section 20, also described as Choctaw County Tax Assessor Parcel ID# 2304200000004000. Parcel 7: 283 acres +/- located in Township 11N, Range 2W, Section 20, also described as Choctaw County Tax Assessor Parcel ID# 2304200000001000.

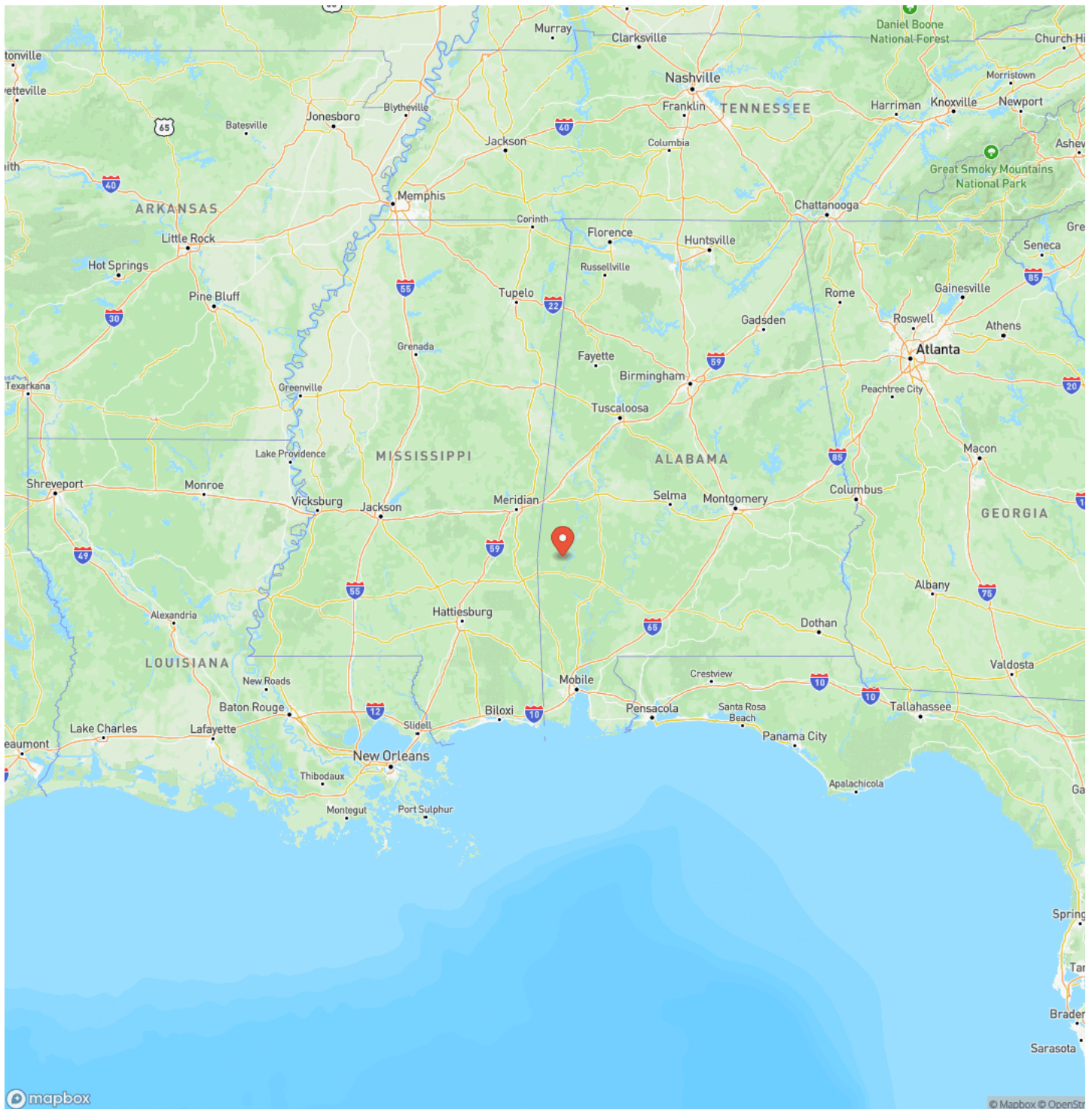
Location- The property lies near the Lou community of Choctaw County, Alabama. The property is 12 miles to Gilbertown, 14 miles to Butler, 57 miles to Thomasville, 100 miles to Mobile, 52 miles to Meridian, 115 miles to Tuscaloosa, 167 miles to Birmingham, and 266 miles to Baton Rouge, Louisiana. Showings are by appointment only please. The property is behind a locked gate. Please contact Cooper Holmes or Jonathan Goode to schedule your visit to the property.



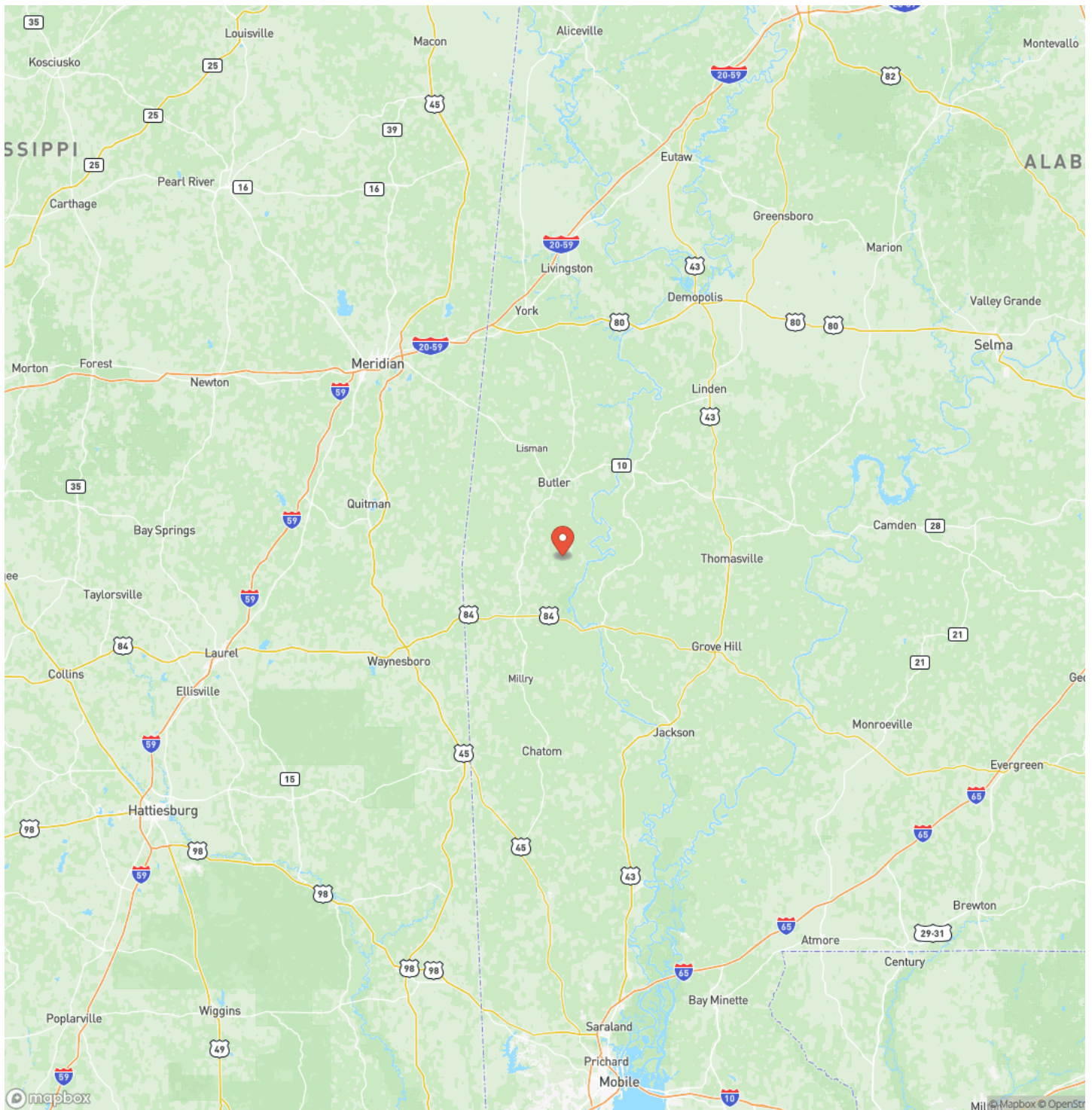
Tallawampa Creek Tract
Lou, AL / Choctaw County



Locator Map



Locator Map



Satellite Map



**Tallawampa Creek Tract
Lou, AL / Choctaw County**

LISTING REPRESENTATIVE

For more information contact:



Representative

J. Cooper Holmes

Mobile

(205) 292-6356

Email

cooper@farmandforestbrokers.com

Address

City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal 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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