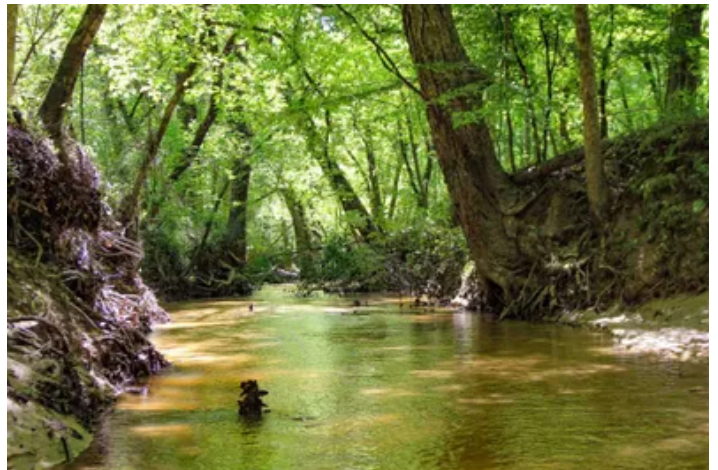
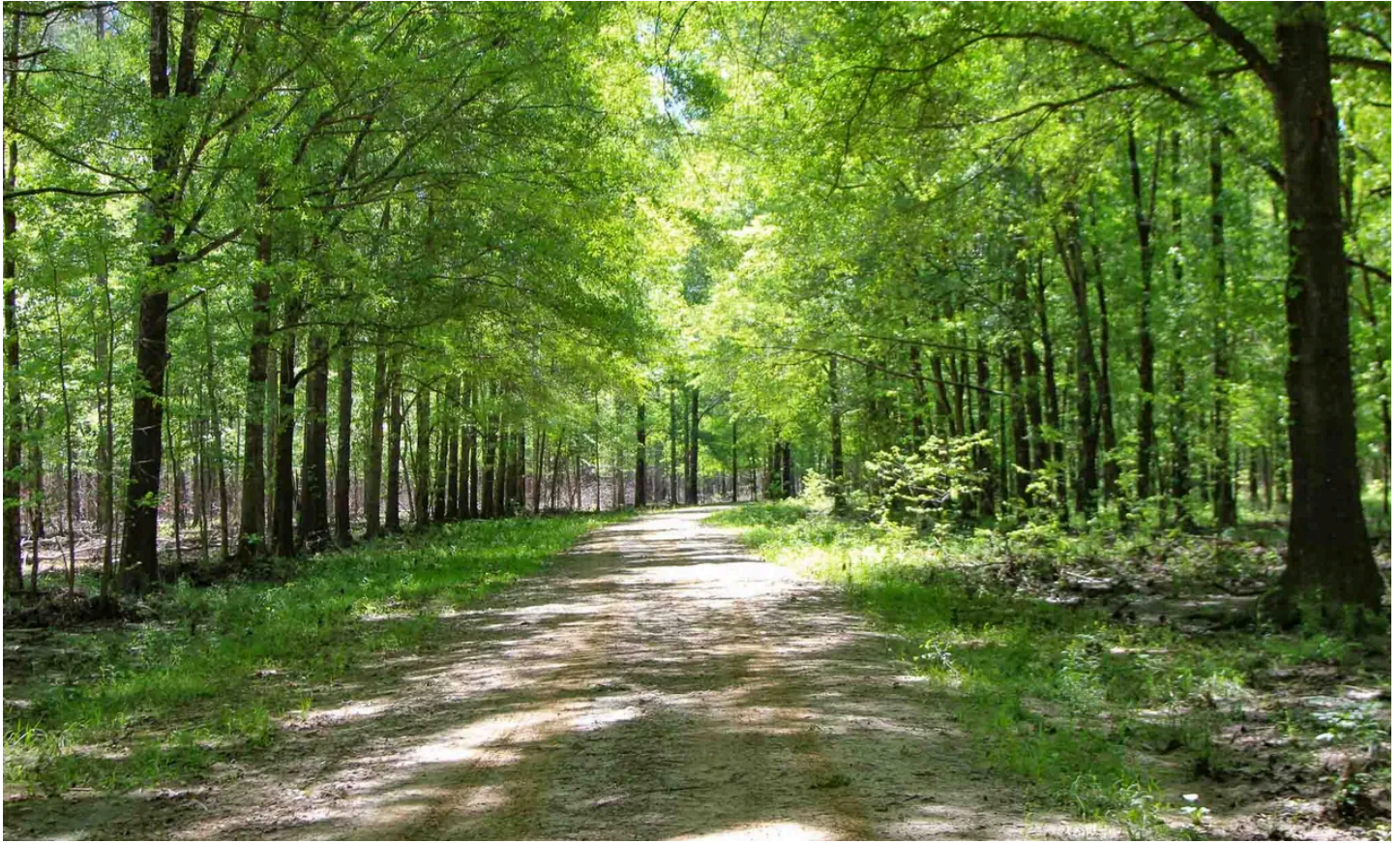


600 Ac ± - Bullock & Macon Co. - Willow Oak Farm
3694 County Road 115
Union Springs, AL 36089

\$2,850,000
600± Acres
Bullock County



600 Ac ± - Bullock & Macon Co. - Willow Oak Farm
Union Springs, AL / Bullock County

SUMMARY

Address

3694 County Road 115

City, State Zip

Union Springs, AL 36089

County

Bullock County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.226782 / -85.667434

Acreage

600

Price

\$2,850,000

Property Website

<https://farmandforestbrokers.com/property/600-ac-bullock-macon-co-willow-oak-farm-bullock-alabama/80541/>



600 Ac ± - Bullock & Macon Co. - Willow Oak Farm

Union Springs, AL / Bullock County

PROPERTY DESCRIPTION

Willow Oak Farm is a 600 acre ± premier farm located on the Bullock and Macon county line in the heart of Alabama's Blackbelt. This area is widely regarded for its capability of growing big whitetails, and having strong numbers of wild turkeys. Willow Oak Farm is an outstanding example of quality timber & wildlife habitat management.

Willow Oak Farm features:

- 100 + acres of mature pine plantations (prescribed burn 2025)
- 220+ acres of old growth bottomland hardwoods
- Over 10 food plots, including several locations for large dove fields.
- 2-3 acre hardwood duck impoundment that floods during the winter
- Shooting houses
- New 40x80 pole barn with two 20x80 leantos
- 3 bed/ 2 bath camp (mobile home)
- Almost 10 miles of internal trails
- 97 Ac ± of 3rd generation IFCO loblolly seedlings planted 2025
- 3 miles ± of year round creek frontage on Moseley Creek & Dobbs Creek
- A thriving 70 Ac ± stand of 2017-2018 loblolly plantation
- 3 bed/ 2 bath mobile home with wood burning fire place
- 40 miles to Auburn, 50 miles to Montgomery, 145 miles to Atlanta, 140 miles to Birmingham, approximately 6-6.5 hours from Tampa.

Willow Oak Farm has a diverse range of timber. The old growth hardwoods are the crown jewel of this tract, 272 acres of this tract has a site index of 100 for certain hardwoods and loblolly pines. This farm will grow big timber. Aside from the merchantable value of these hardwood stands, the habitat and food source that it provides for the wildlife is an asset to this property that is not easily replaced, and hard to find on properties today.

The pine plantations on Willow Oak Farm can provide short & long term timber revenues for a new owner. There is a nice balance of mature loblolly plantations, 8-year vigorously growing loblolly, and plantations that were recently replanted with high quality 3rd generation seedlings. The mature stands of loblolly have been managed with prescribed fire with the most recent burn taking place in the spring of 2025.

There are over 10 food plots, most of which have very nice shooting houses on them that will remain with the property. The current owner also has several areas that have been utilized as dove fields. There is no shortage of acreage suitable for cultivating and planting on Willow Oak Farm.



The current owner has managed the property intensely for wildlife. Prescribed burns, food plots, predator & wild hog trapping, and it shows. Willow Oak Farm is an exceptional hunting property. This farm has produced trophy whitetails, turkeys, along with excellent dove and duck hunting.

The camp on the farm is a 3B/2BA mobile home with a wood burning fireplace. New LVP flooring was installed 2-3 years ago. It is an older, no frills mobile home that has served the current owner well as a hunting camp. The barn was recently constructed and is a 40x80 pole barn with two- 20x80 lean-tos. This barn can be used for equipment or gatherings, and could also potentially be converted into a lodge if desired by a new owner.

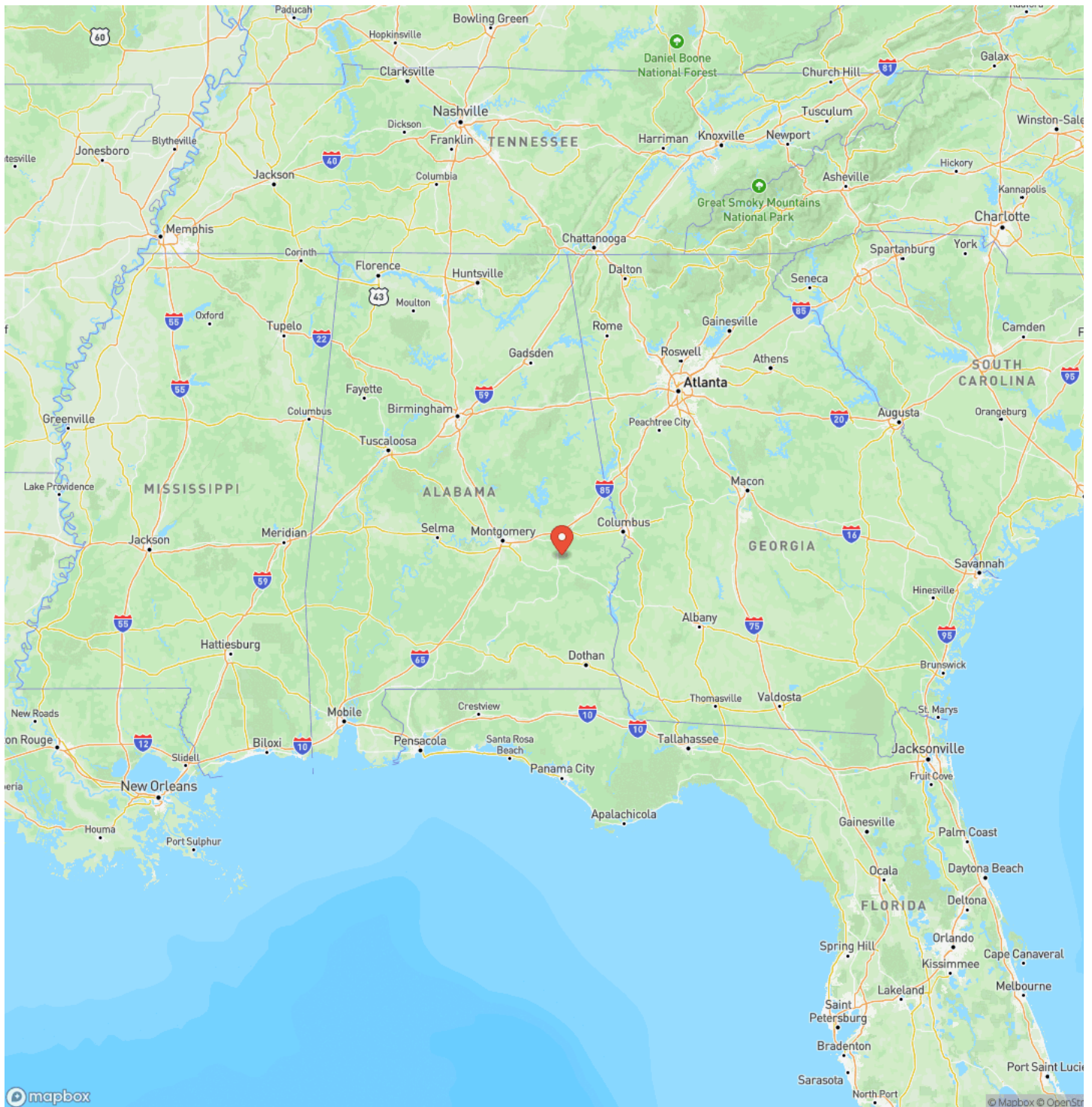
This is a special property that has all of the key components a premier hunting & timber tract should have. Contact Dalton Dalrymple at [334-447-5600](tel:334-447-5600) with Farm & Forest Brokers for an appointment to see Willow Oak Farm. This property is shown by appointment only to pre-qualified purchasers.



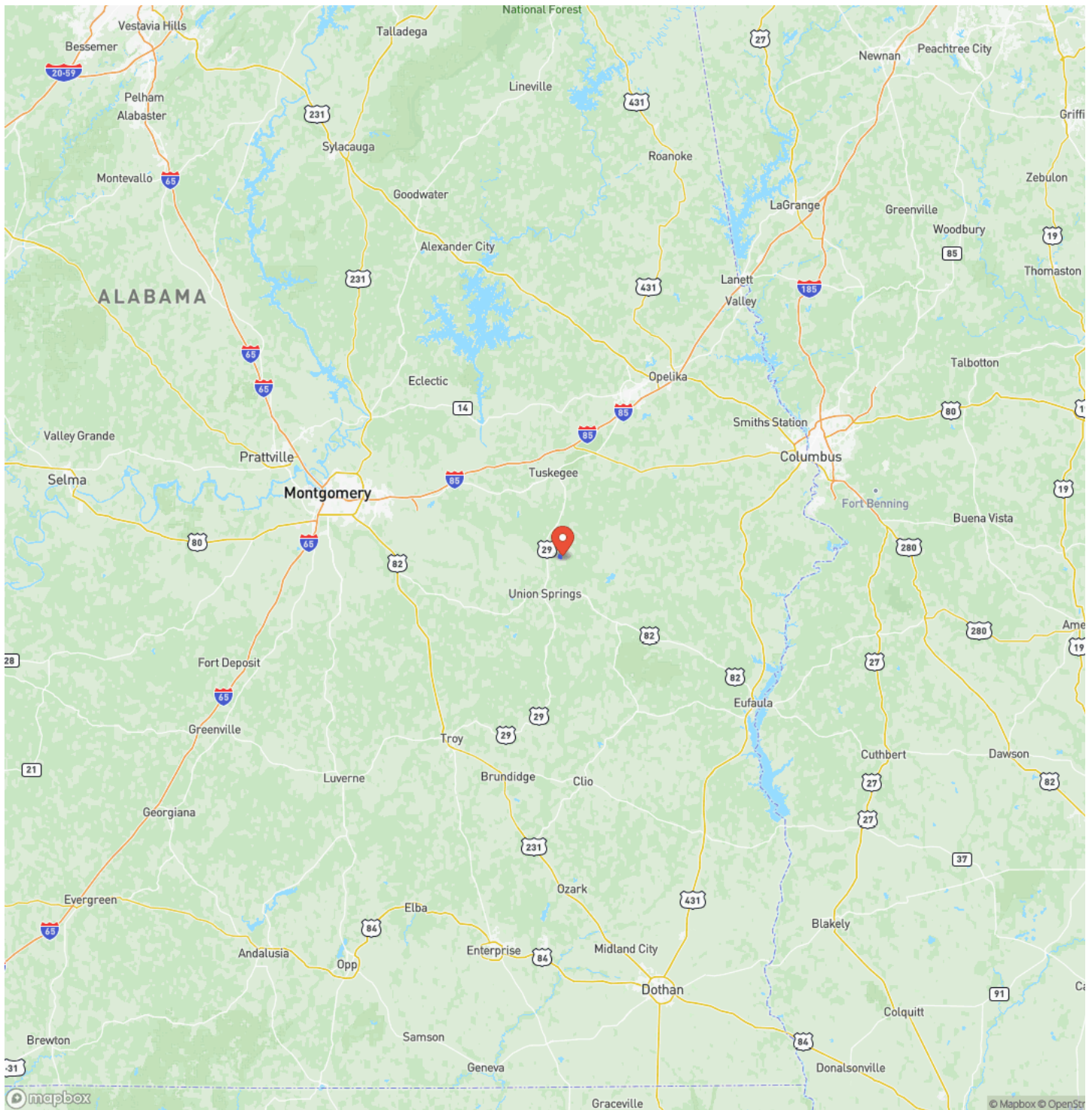
600 Ac ± - Bullock & Macon Co. - Willow Oak Farm
Union Springs, AL / Bullock County



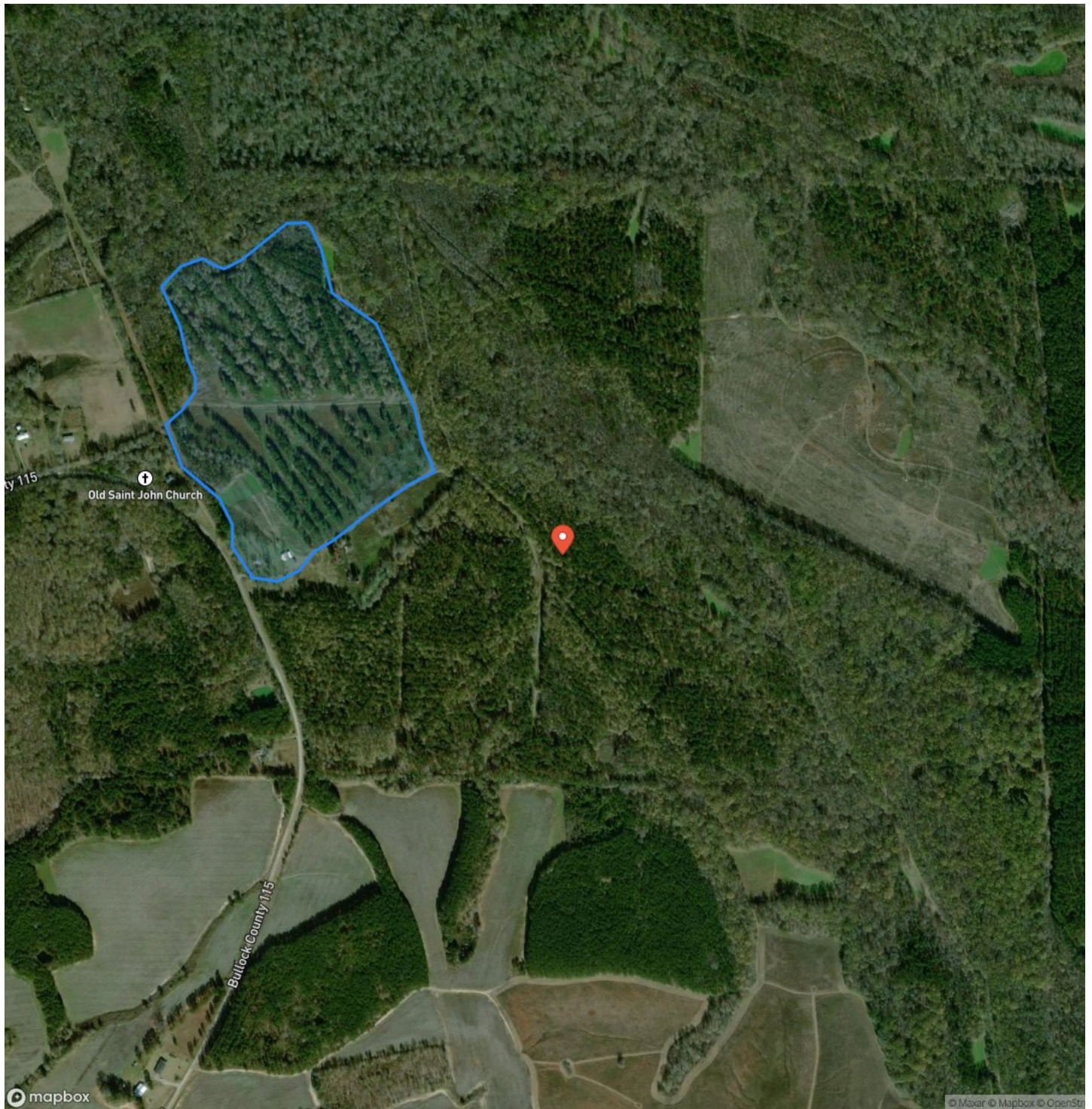
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dalton Dalrymple

Mobile

(334) 447-5600

Email

dalton@farmandforestbrokers.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

Shown by appointment only to pre-qualified purchasers.

Farm & Forest Brokers
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(205) 340-3946
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