

Texas Creek- 277 acres +/- in Tuscaloosa County, AL  
Milldale Road  
Brookwood, AL 35444

**\$902,962**  
277± Acres  
Tuscaloosa County



**MORE INFO ONLINE:**

**[jonathangoode.com](http://jonathangoode.com)**



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Brookwood, AL / Tuscaloosa County**

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**SUMMARY**

**Address**

Milldale Road

**City, State Zip**

Brookwood, AL 35444

**County**

Tuscaloosa County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.304487 / -87.225282

**Taxes (Annually)**

355

**Acreage**

277

**Price**

\$902,962

**Property Website**

<https://jonathangoode.com/property/texas-creek-277-acres-in-tuscaloosa-county-al-tuscaloosa-alabama/66824/>



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**PROPERTY DESCRIPTION**

**The Texas Creek Tract is 277 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 about 245 acres of loblolly pines that were planted in 2020. There are approximately 4 acres of pines that were planted in 1996, and the balance is in natural stands along the hillsides and creek drains. A good network of roads and trails leads throughout the property. The land previously had gas well(s) on it, but there are no active pumps here now. 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 east and north sides. 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 lessors, and will not convey with the sale.

**Legal Description-** The Texas Creek property consists of 277 acres +/- located in 4 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 23-06-13-0-000-012.004, 23-06-13-0-000-012.002, 23-06-13-0-000-011.001, and 23-06-13-0-000-012.003. Property taxes for 2023 were approximately \$355.

**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 contact Jonathan Goode today to schedule your visit to this property.

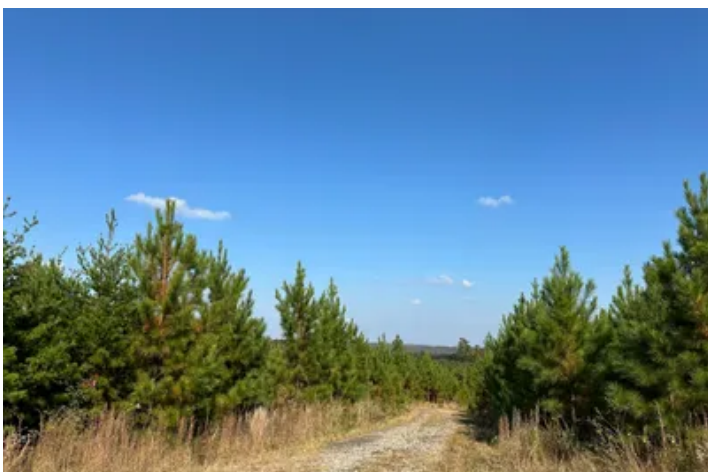
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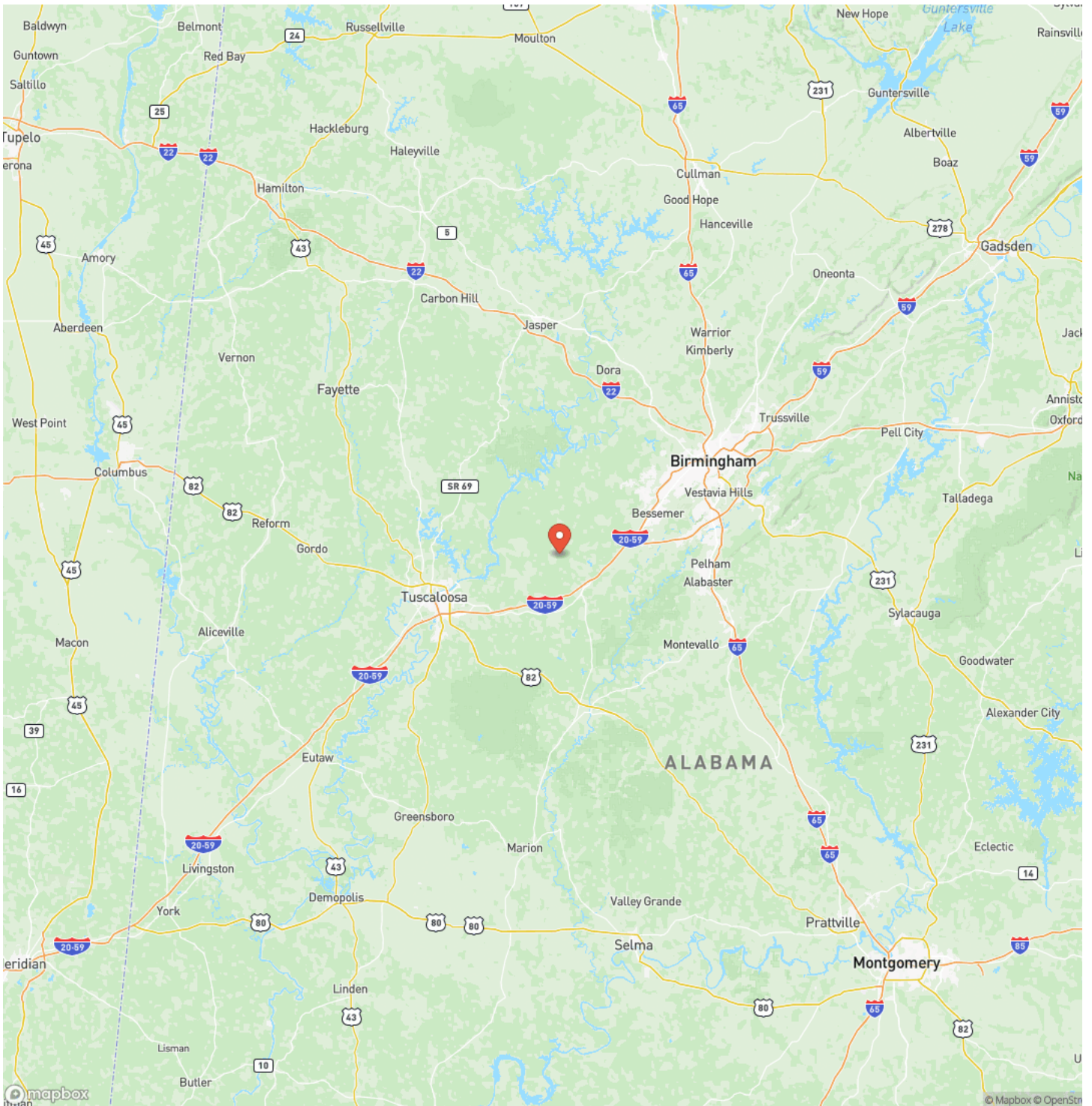
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## Locator Map



## Satellite Map



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## **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 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 fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence 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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**Southeastern Land Group**  
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