

MIDWEST LAND GROUP PRESENTS

72 ACRES IN

MARION COUNTY ALABAMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME HARDWOOD TIMBER AND DEVELOPMENT PROPERTY WITH PAVED ROAD ACCESS AND WILDLIFE HABITAT

Discover an exceptional opportunity to own a beautiful mature hardwood timber tract located within the city limits, offering both investment potential and natural beauty. This property features paved road frontage with easy access to utilities, making it ideal for future development or residential use. The rolling landscape is covered in quality hardwood timber, providing an immediate timber investment as well as a haven for wildlife enthusiasts. Deer are abundant, creating a true outdoorsman's retreat right at the edge of town.

Conveniently located just minutes from the Buttahatchee River, this tract offers excellent recreational opportunities nearby, while still being within easy driving distance of major cities—49 miles to Tupelo, MS, and 52 miles to Muscle Shoals, AL. Whether you're looking for a solid timber investment, development potential, or simply a private property with abundant wildlife, this versatile tract checks every box.



PROPERTY FEATURES

PRICE: **\$224,136** | COUNTY: **MARION** | STATE: **ALABAMA** | ACRES: **72**

- Mature hardwood timber
- Paved road frontage
- Easy access to utilities
- Within the city limits
- Exceptional wildlife presence
- Timber investment opportunity
- Development potential
- Minutes from the Buttahatchee River
- 49 miles to Tupelo, Mississippi
- 52 miles to Muscle Shoals, Alabama

MATURE HARDWOOD TIMBER



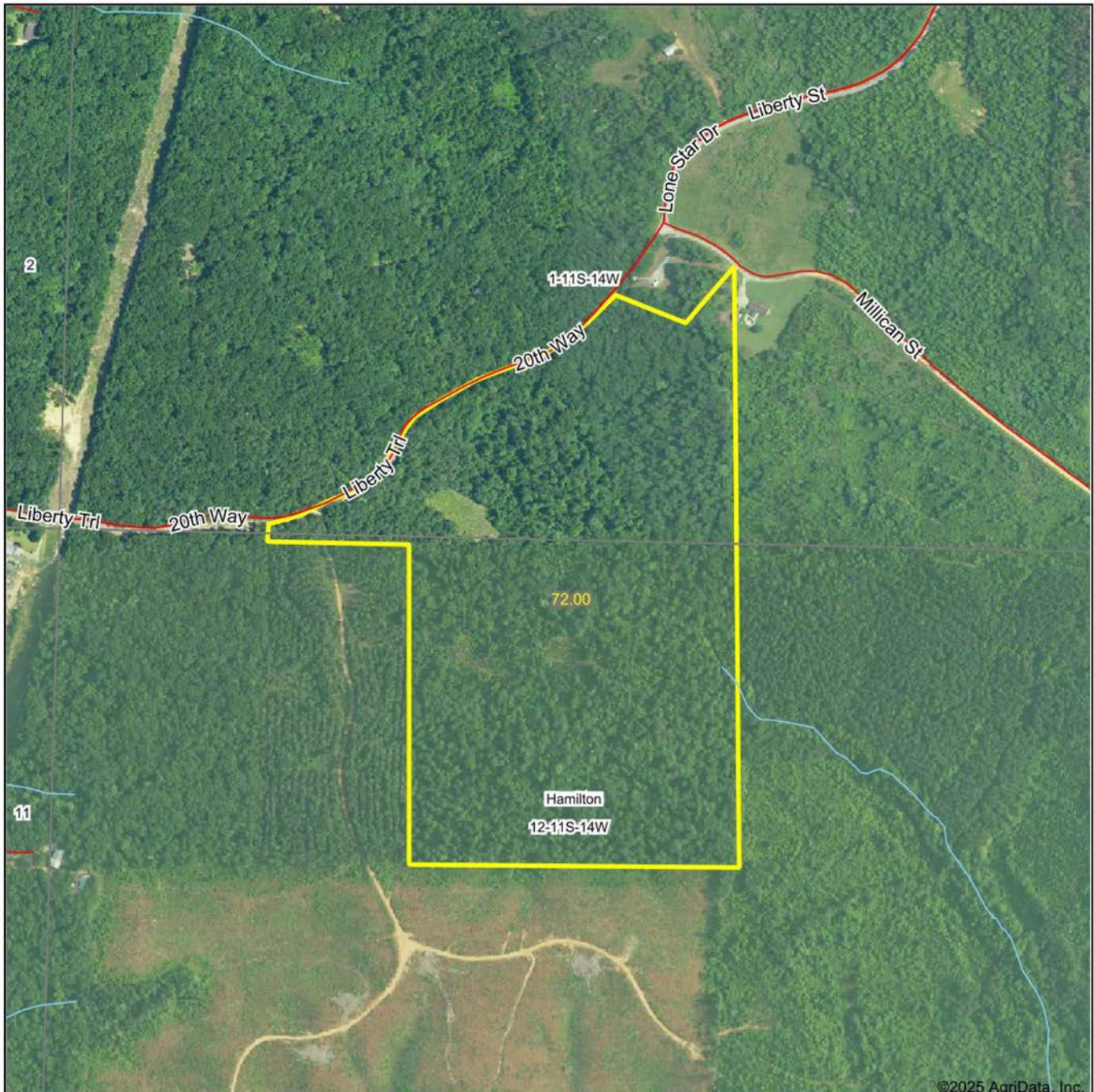
PAVED ROAD FRONTAGE



MINUTES FROM BUTTAHATCHEE RIVER



AERIAL MAP



Boundary Center: 34° 7' 27.85, -87° 57' 53.56

0ft 650ft 1300ft

12-11S-14W
Marion County
Alabama

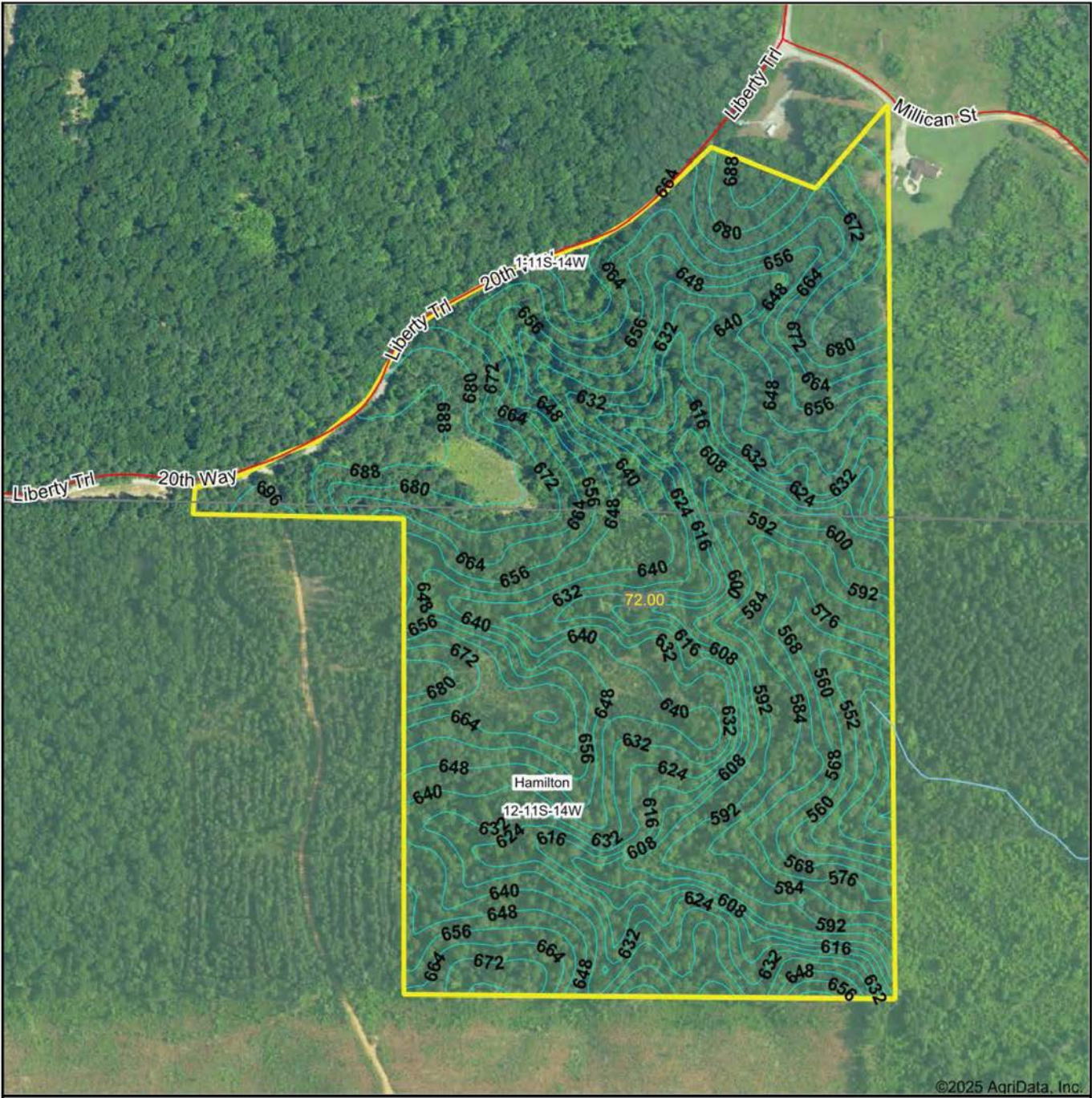


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

11/3/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 8.0
Min: 527.7
Max: 698.1
Range: 170.4
Average: 636.8
Standard Deviation: 35.53 ft

0ft 437ft 874ft



12-11S-14W
Marion County
Alabama

Boundary Center: 34° 7' 27.85, -87° 57' 53.56

OVERVIEW MAP



AGENT CONTACT

Born and raised in Millport, Alabama, Trenton Wilson grew up where hunting, fishing and quality time with family in the outdoors weren't hobbies, they were a way of life. His upbringing left him with a lot more than memories – it gave him a soul-level understanding of the land, and a lifelong respect for the people who care for it.

After earning a degree from the University of Alabama, Trenton built a career in sales by doing things the right way — showing up, listening close, and delivering what he said he would. Those same values guide him today as a land agent. He takes the time to get to know his clients, how to market a property with purpose, and how to match a buyer to the kind of ground that fits their life.

Trenton serves all of Alabama with a sharp eye and steady hand. He's an active member of Springhill Baptist Church and the kind of guy who believes that trust isn't given, it's earned.



TRENTON WILSON

LAND AGENT

205.431.3777

TWilson@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.