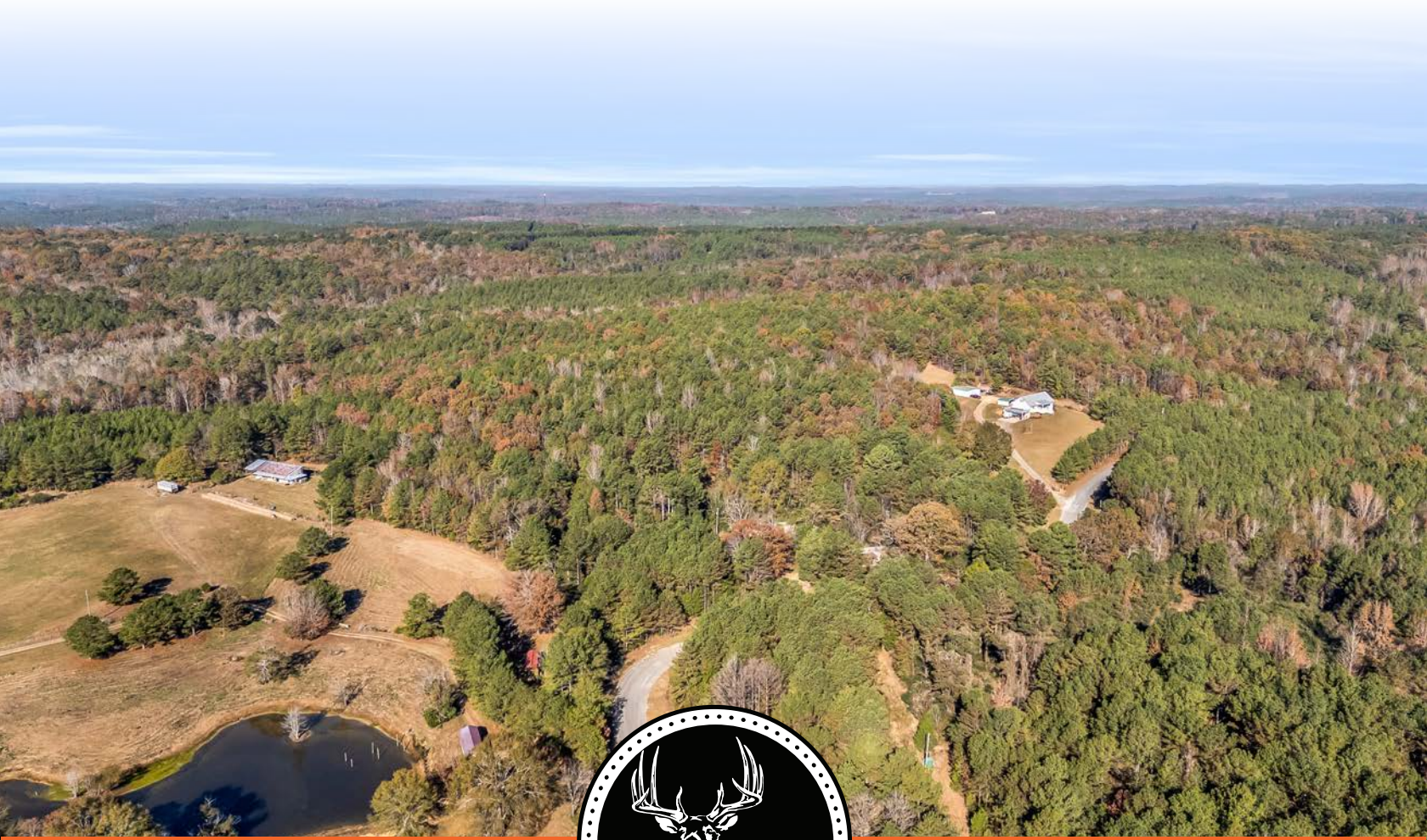


MIDWEST LAND GROUP PRESENTS

129 ACRES IN

LAMAR COUNTY ALABAMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

129 +/- ACRE MATURE TIMBER, RECREATIONAL, AND HUNTING RETREAT IN VERNON, ALABAMA

Discover a rare opportunity to own 129 +/- acres of mature pine and hardwood timberland just minutes from Vernon. This tract offers an exceptional mix of natural beauty, privacy, recreational potential, and multiple homesite options - making it an ideal property for anyone seeking land with character and long-term value. The property is covered with mature pine and hardwood timber, including hardwood bottoms along a scenic ditch. The diversity of timber and terrain offers strong long-term investment potential and stunning natural scenery. County water and power are available on site. The rolling topography provides several excellent building locations, including a potential lake site. From hiking and exploring to hunting and wildlife viewing, the property is filled

with outdoor opportunities. Abundant wildlife thrives in the hardwood bottoms, pine hilltops, and thick natural cover. Paved Road frontage along Cedar Tree Road and well-established interior trails make it easy to navigate the full property.

Just minutes from nearby towns and regional destinations: 6 miles to Vernon, 14 miles to Fayette, 37 miles to Columbus, MS, 28 miles to I-22 (Twin), 55 miles to Tuscaloosa, and 91 miles to Birmingham.

Whether you're looking to build a home, establish a hunting retreat, or simply enjoy a peaceful escape, this 137 +/- acre tract has it all. You don't want to miss this one.



PROPERTY FEATURES

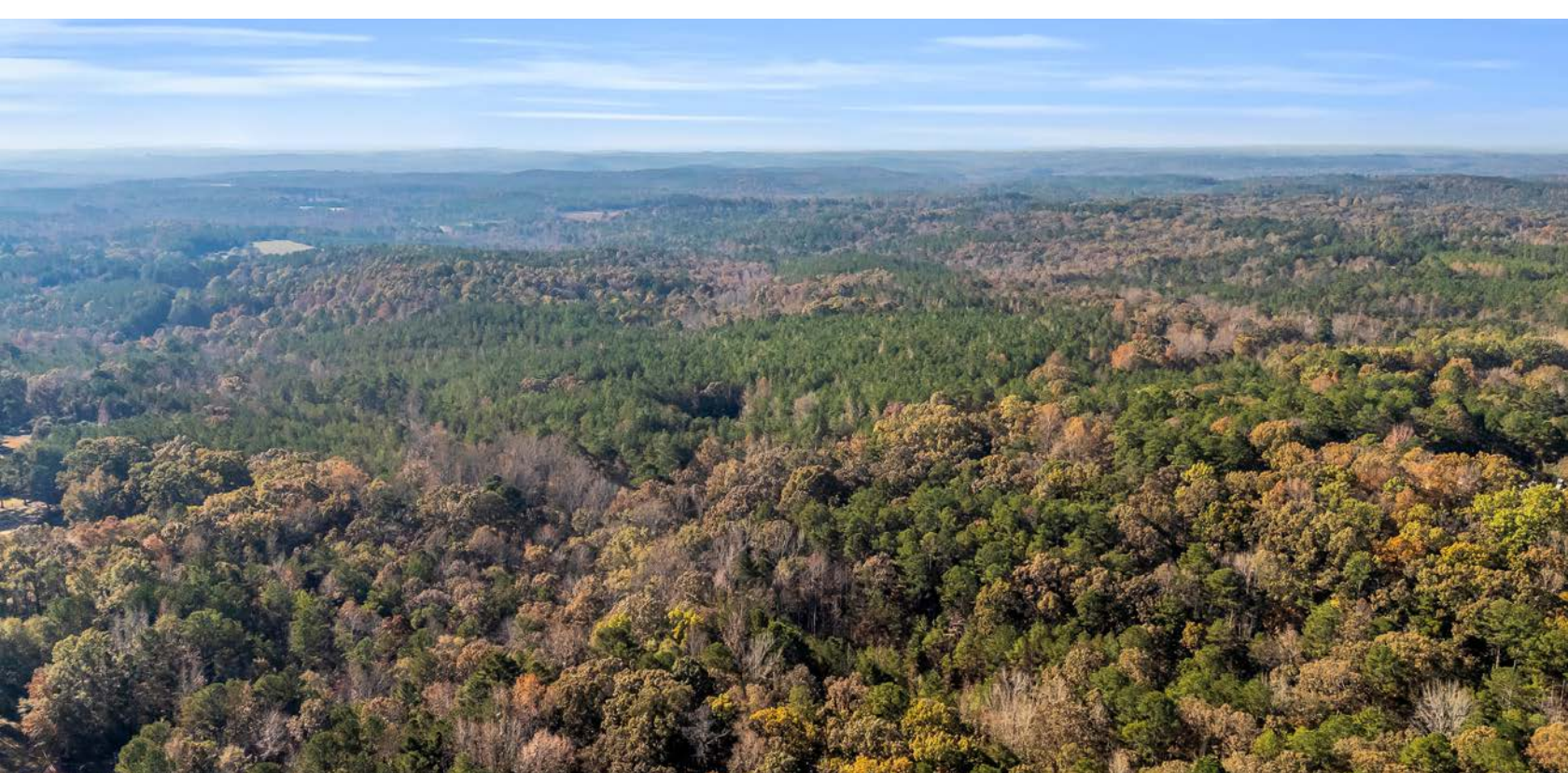
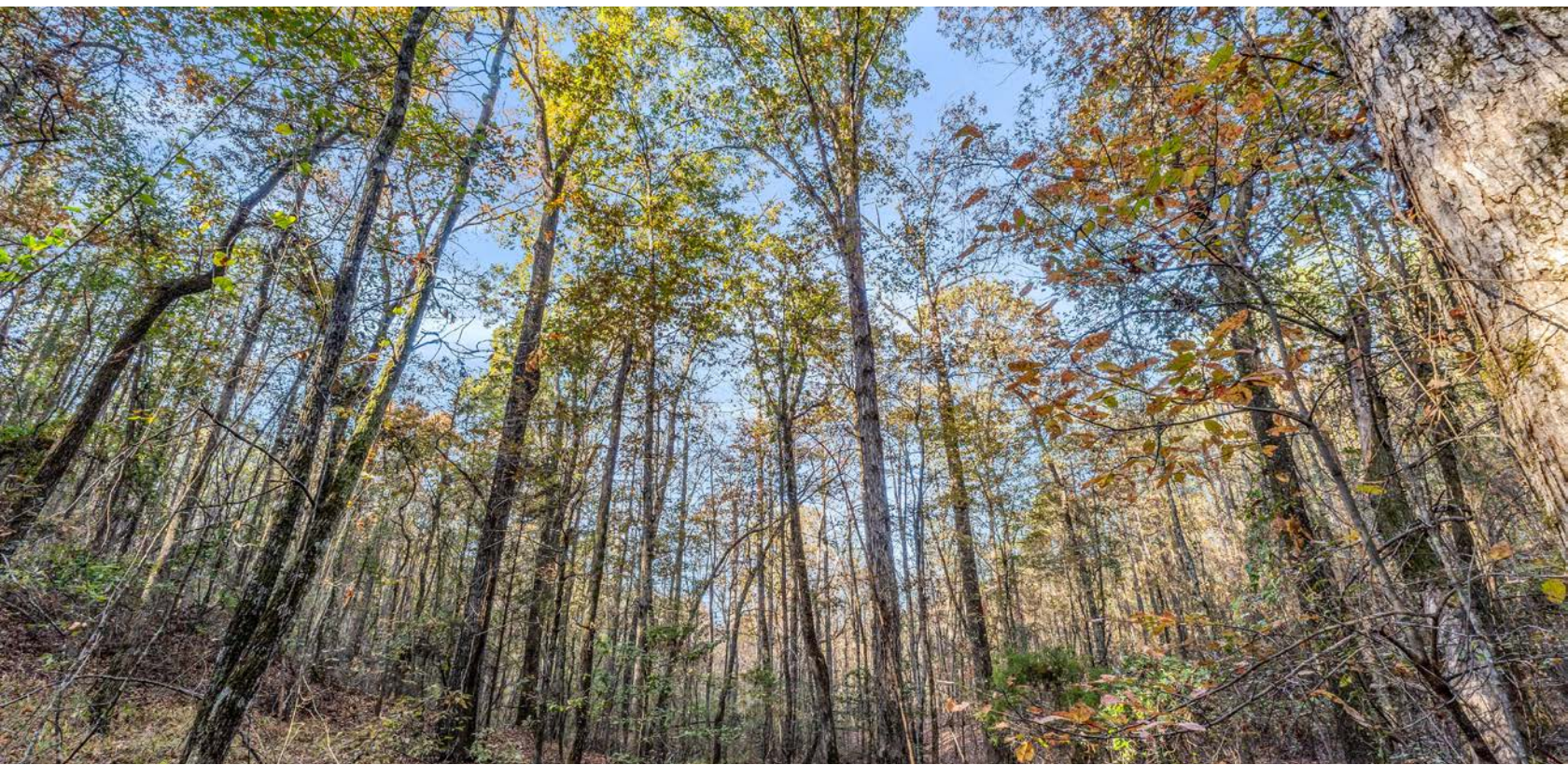
COUNTY: **LAMAR** | STATE: **ALABAMA** | ACRES: **129**

- Beautiful mature timber
- Premier homesite options
- Outstanding recreation
- Great access
- Convenient location
- Private
- Paved road frontage
- Hunting
- Interior trails
- Timber investment
- Rolling topography



BEAUTIFUL MATURE TIMBER

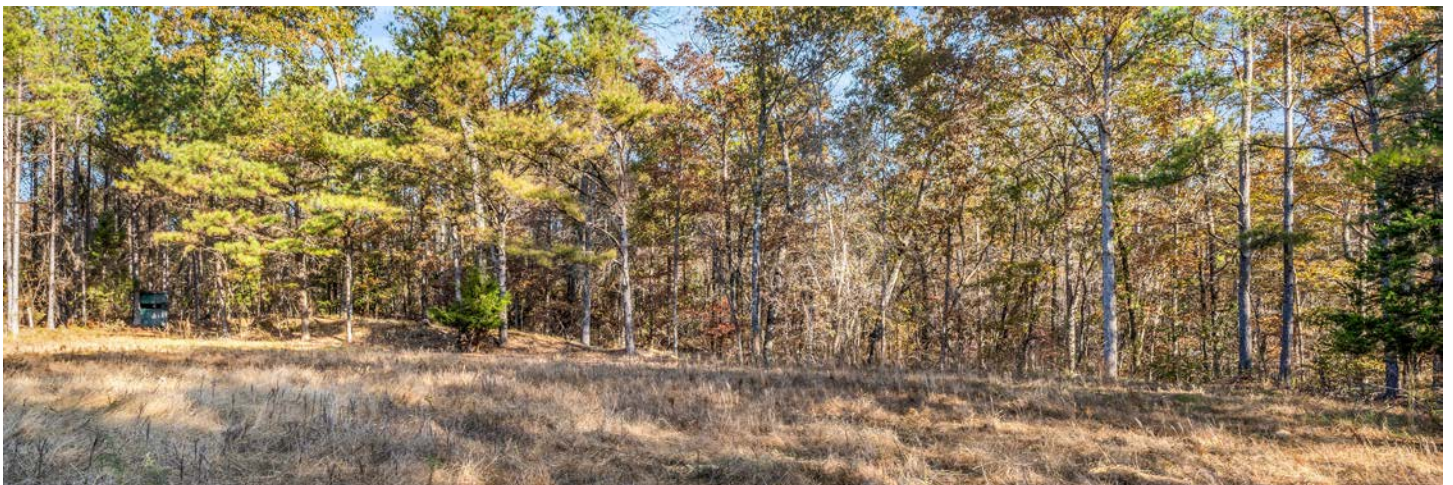
The diversity of timber and terrain offers strong long-term investment potential and stunning natural scenery.



GREAT ACCESS



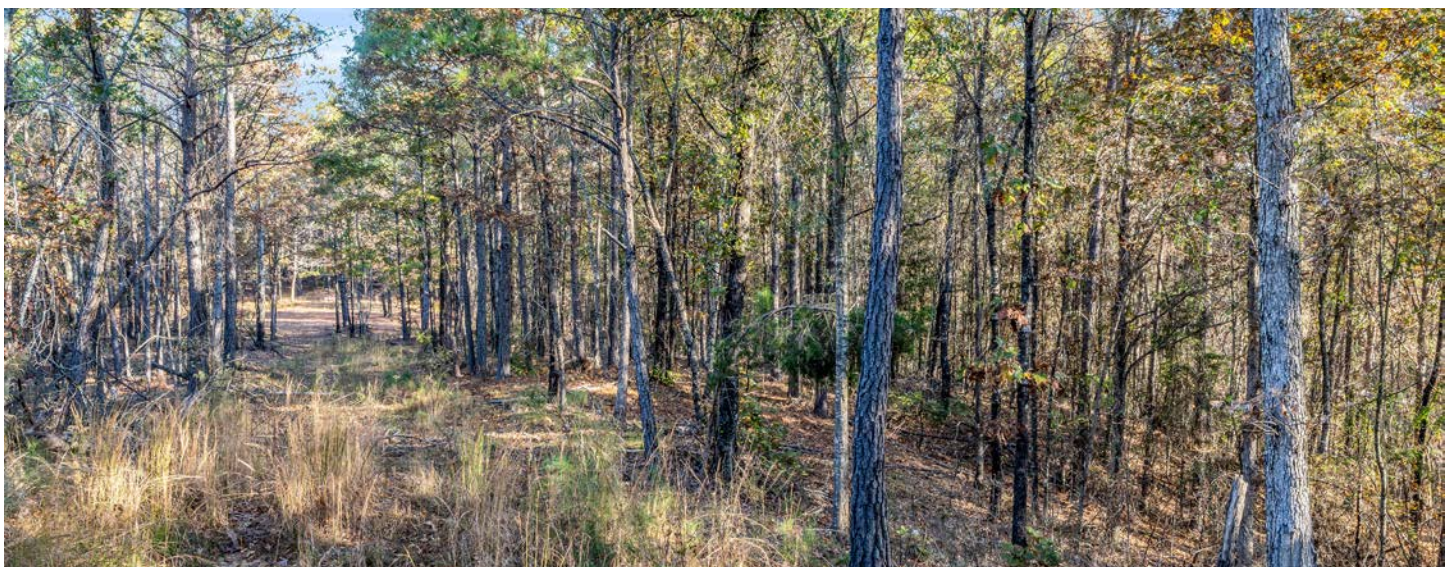
PREMIER HOMESITE OPTIONS



TIMBER INVESTMENT



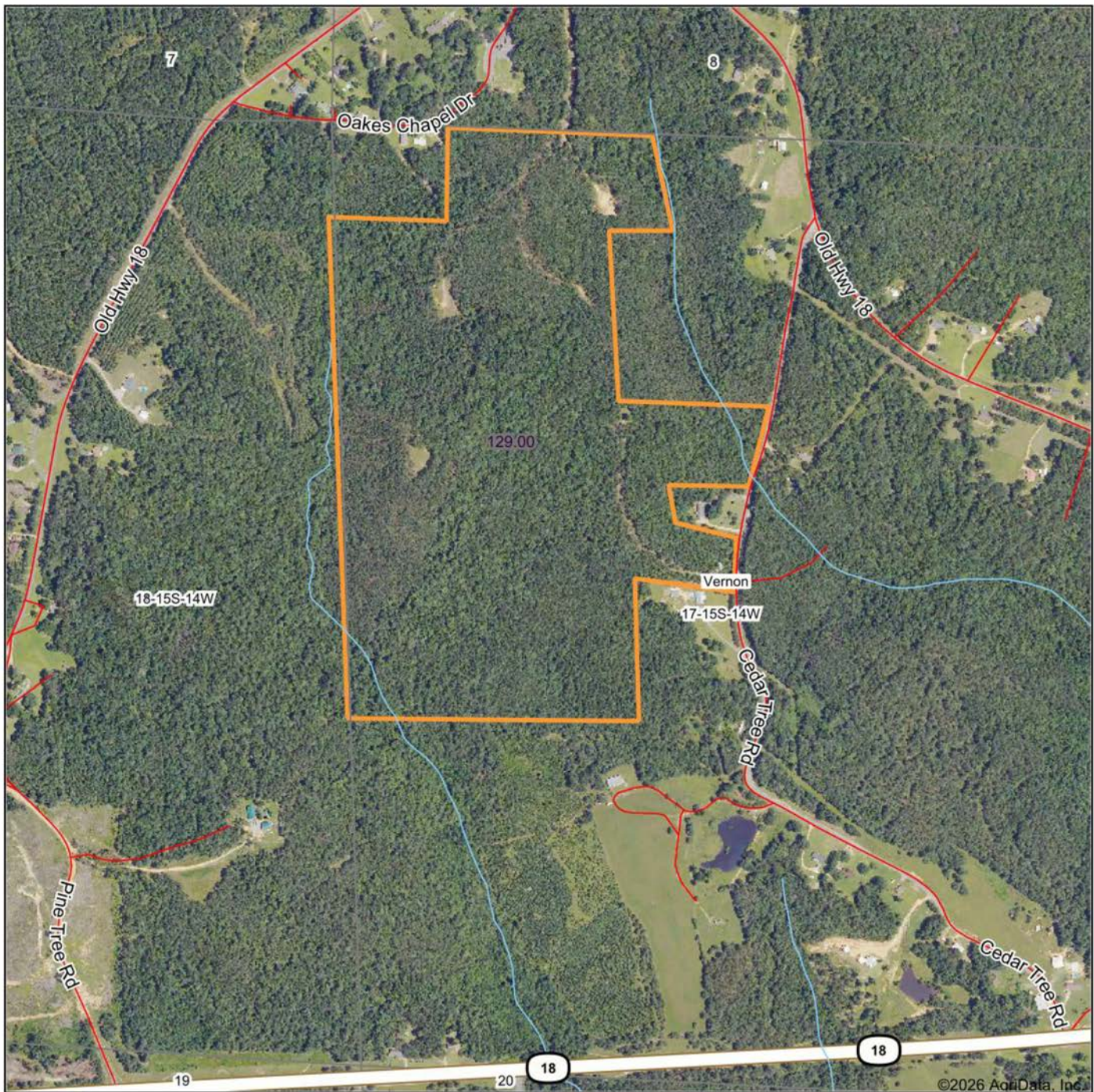
INTERIOR TRAILS & ROLLING TOPOGRAPHY



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 33° 45' 22.66, -88° 2' 1.5

0ft 863ft 1726ft

17-15S-14W
Lamar County
Alabama

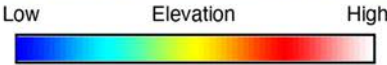
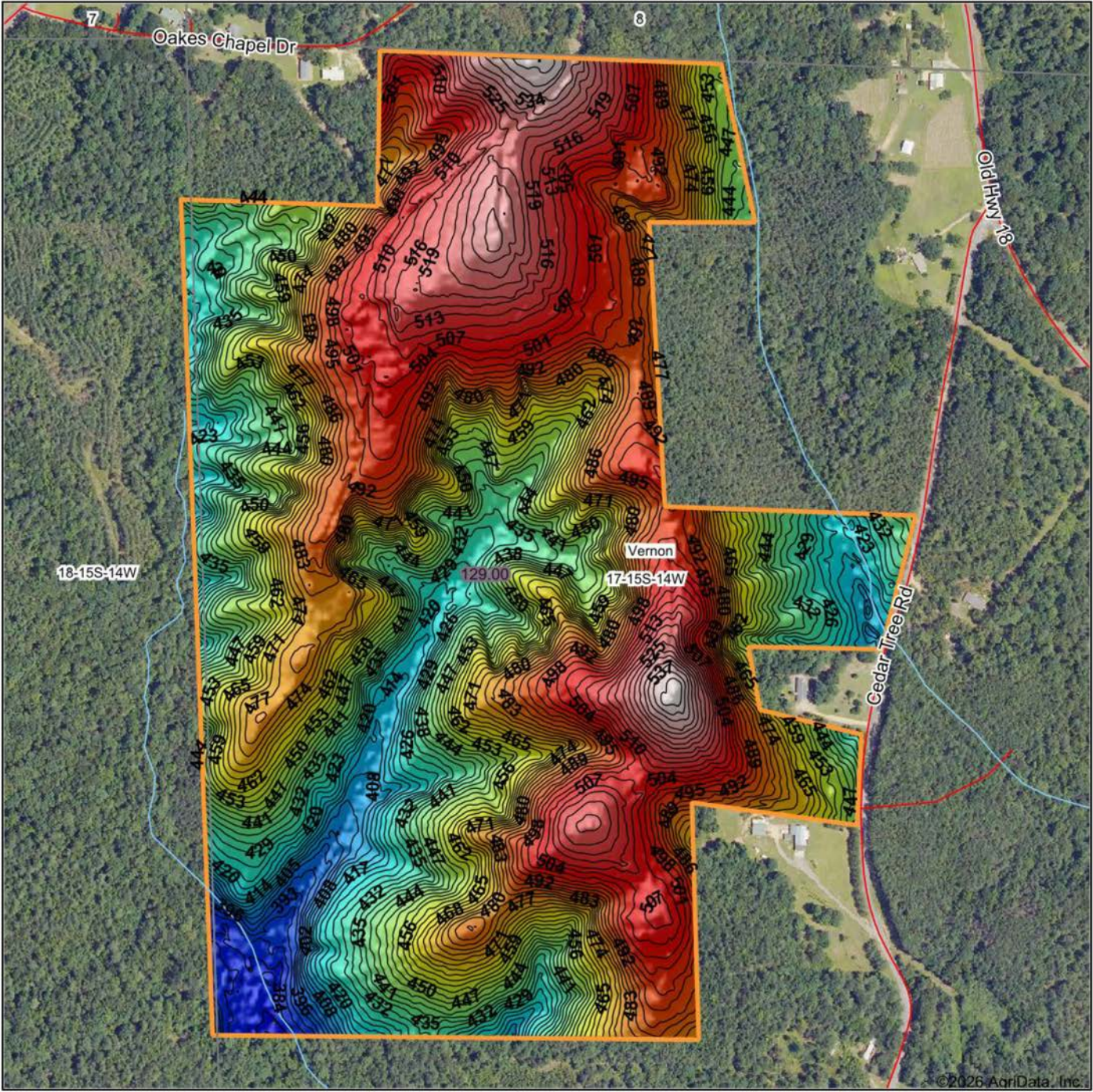


1/26/2026

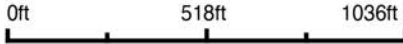
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



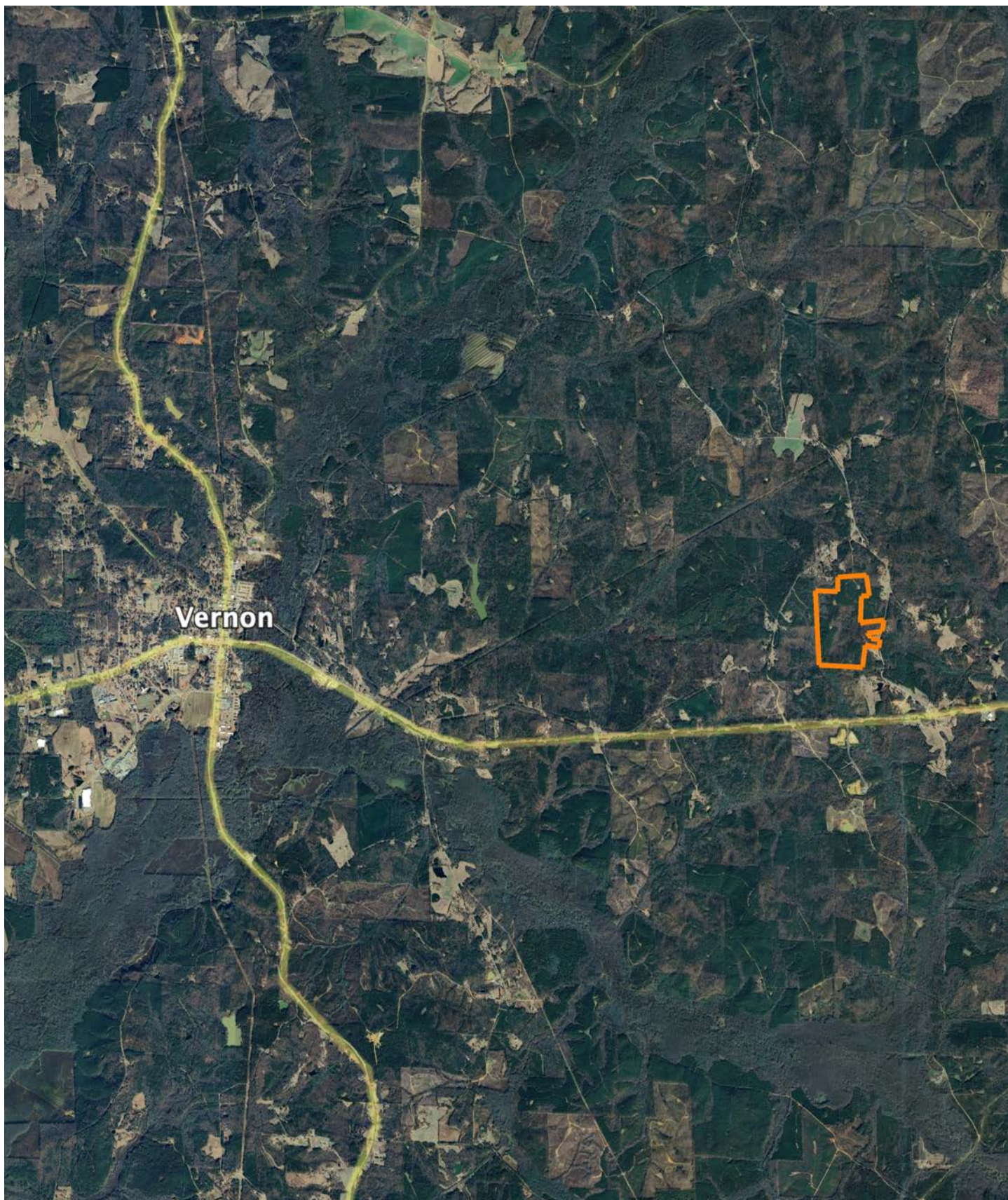
Source: USGS 3 meter dem
Interval(ft): 3
Min: 378.4
Max: 545.9
Range: 167.5
Average: 468.3
Standard Deviation: 35.2 ft



17-15S-14W
Lamar County
Alabama

Boundary Center: 33° 45' 22.66, -88° 2' 1.5

OVERVIEW MAP



AGENT CONTACT

Chad Wheeler combines more than 25 years of forestry experience with a genuine passion for helping people. A graduate of Mississippi State University with a degree in Forestry and Forest Management, Chad has spent his entire career buying, selling, and developing land while purchasing timber across the region. His extensive background gives clients a unique advantage, he understands both the land and the timber value, providing a well-rounded approach to maximizing property potential.

Raised on a rural recreational property in North Alabama, Chad learned early the importance of proper land stewardship and habitat management. That foundation grew into a lifelong connection to the outdoors, whether hunting, fishing, or managing wildlife habitats.

Chad lives in Sulligent, Alabama, with his wife Molly and their daughters, Laura Leigh and Ella. A dedicated member of First Baptist Church, he serves as a deacon and has spent years coaching and mentoring youth through local sports programs. Clients working with Chad can expect honesty, deep local knowledge, and a commitment to helping them achieve their goals whether selling a family farm or finding the perfect North Alabama property.



CHAD WHEELER, LAND AGENT
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CWheeler@MidwestLandGroup.com



MidwestLandGroup.com

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