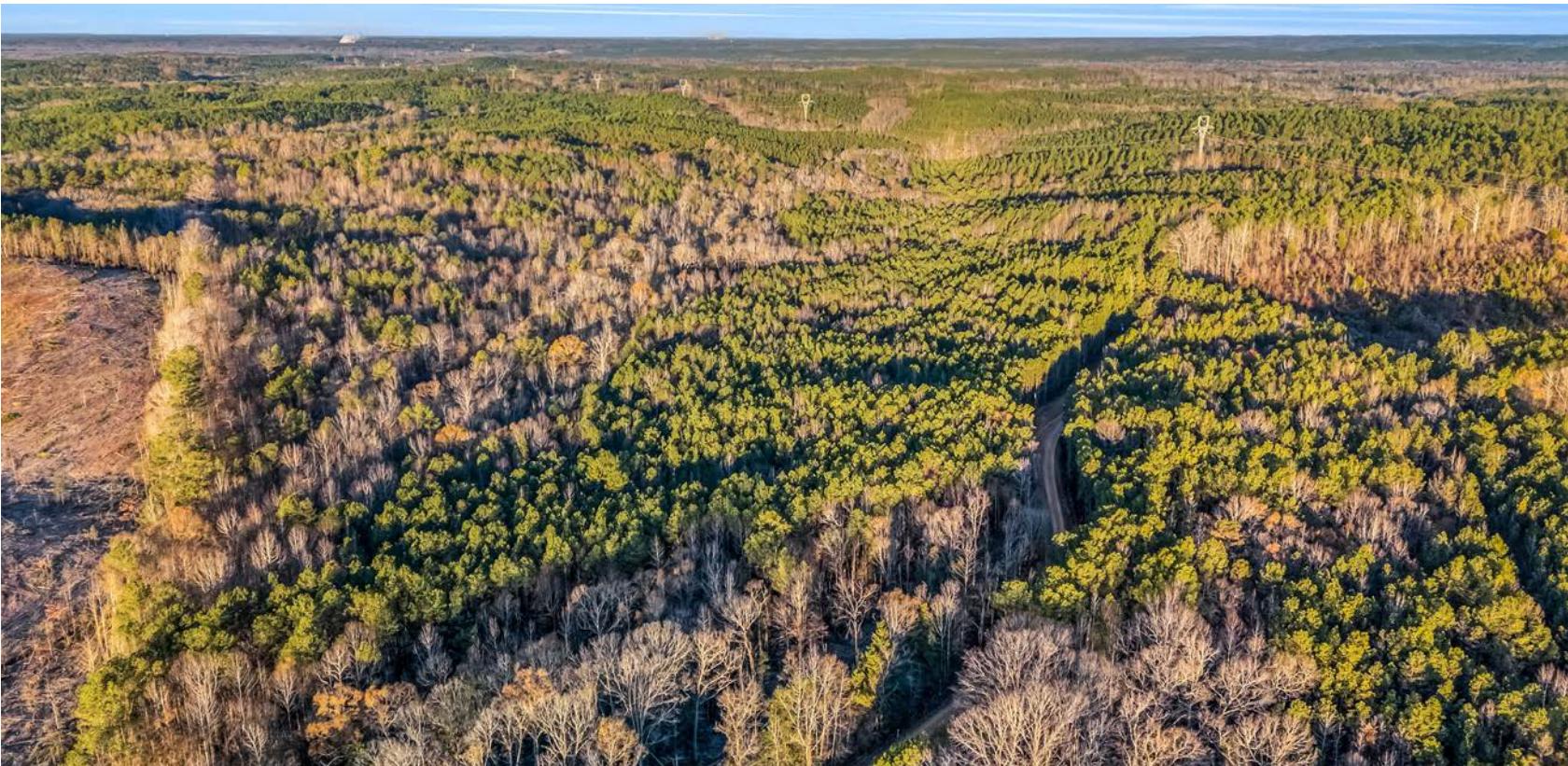


MIDWEST LAND GROUP PRESENTS

89 ACRES
LAMAR COUNTY, AL

349 FAULKNER CIRCLE, MILPORT, ALABAMA 35576



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

FAULKNER CIRCLE READY-TO-HUNT RECREATIONAL GETAWAY

The Faulkner Circle Tract is the rare kind of recreational property that's ready on day one - not just to hunt and enjoy, but to consistently produce better habitat and better hunting over time. Anchored by a comfortable 800 +/- square foot cabin with high-speed fiber internet, this place offers the privacy of a true getaway without giving up the ability to work remotely or stay connected when needed. What separates Faulkner Circle from the typical raw timber tract is the added value already built in by MidSouth Resource Management, LLC, and Wildlife Investments, LLC. The property has been intentionally set up for high-quality whitetail and wild turkey habitat, using a practical, easy-to-maintain approach that keeps improving season after season.

The tract features gentle rolling topography and a scenic timber mix. Much of the property is in 22-year-old planted pines, with mature hardwoods lining the draws and creek bottoms - creating natural travel corridors, roosting areas, mast potential, and excellent edge habitat. This property isn't just huntable - it's managed!

Prescribed fire units are laid out for low-maintenance rotation. Fire breaks and burn compartments have been planned to make recurring burns straightforward. Rotational burning helps keep understories open, stimulates native forbs and grasses, improves browse, and creates the kind of structure deer and turkeys thrive in.

Targeted, site-specific timber work using hack-and-squirt herbicide applications. Select overstory trees have been treated to open the canopy, allowing more sunlight to reach the forest floor. This boosts understory response (food and cover) and helps release mast-producing hardwoods by reducing competition from less desirable species - improving the timber stand and the wildlife value at the same time.

Established food plots with access to hunt them right: Trails lead to existing plot locations, giving you a working setup for attraction and hunting strategy without starting from scratch.

An extensive internal trail system provides easy travel throughout the tract for ATVs, hiking, checking stands and cameras, or quiet access for hunts. The layout is designed to make the property enjoyable and functional year-round - not just during deer season.

The 800 +/- square foot cabin makes this tract a true turn-key retreat - ideal for weekends, family time, or hosting hunting buddies. Add in fiber internet, and you've got a property that works as both a recreational escape and a flexible basecamp.

PROPERTY FEATURES

COUNTY: **LAMAR** | STATE: **ALABAMA** | ACRES: **89**

- Turn-key recreational tract with 800 +/- square feet cabin
- High-speed fiber internet
- Gentle rolling topography
- 22-year-old planted pines with hardwood draws and creek bottoms
- Habitat improvements designed by MidSouth Resource Management, LLC, and Wildlife Investments, LLC
 - Prescribed fire units laid out for rotational burning
 - Selective hack-and-squirt herbicide applications to open canopy and release desirable mast species
 - Extensive internal trail system
 - Established food plots
 - Excellent wildlife habitat for deer and turkeys



800 +/- SQUARE FOOT CABIN

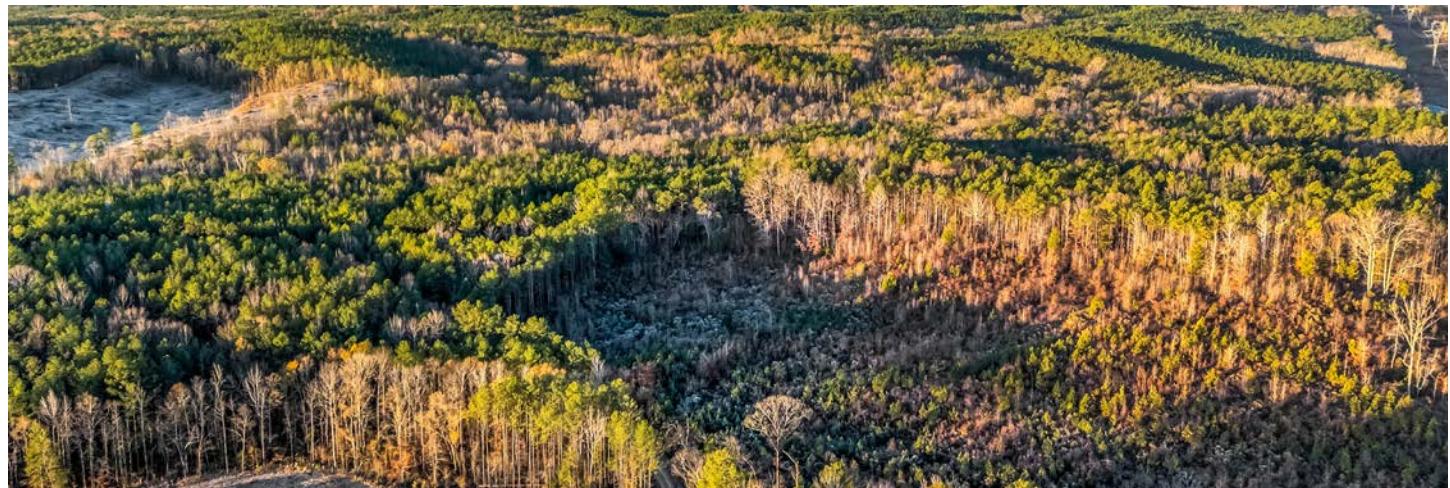
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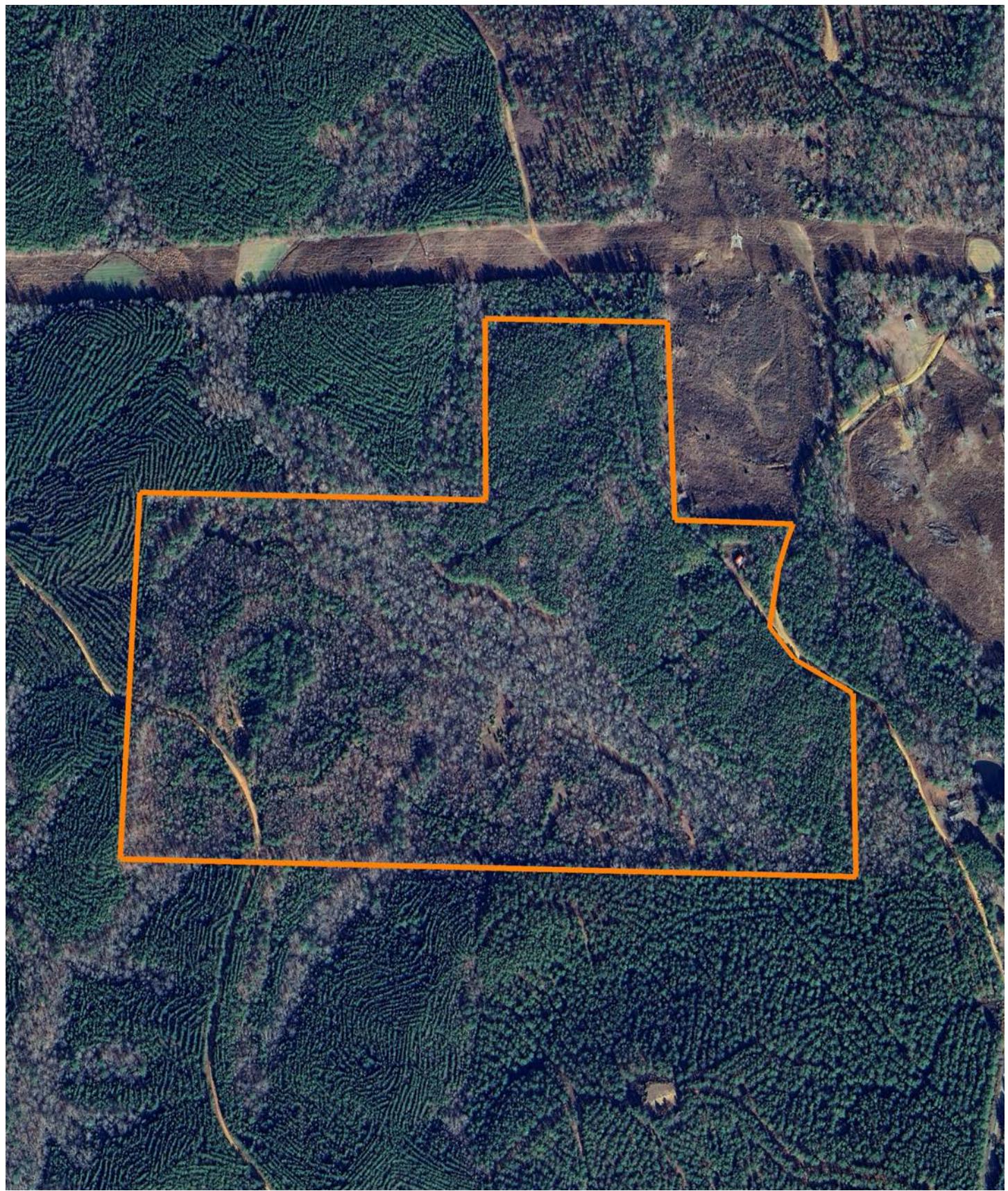
PLANTED PINES WITH HARDWOOD DRAWS



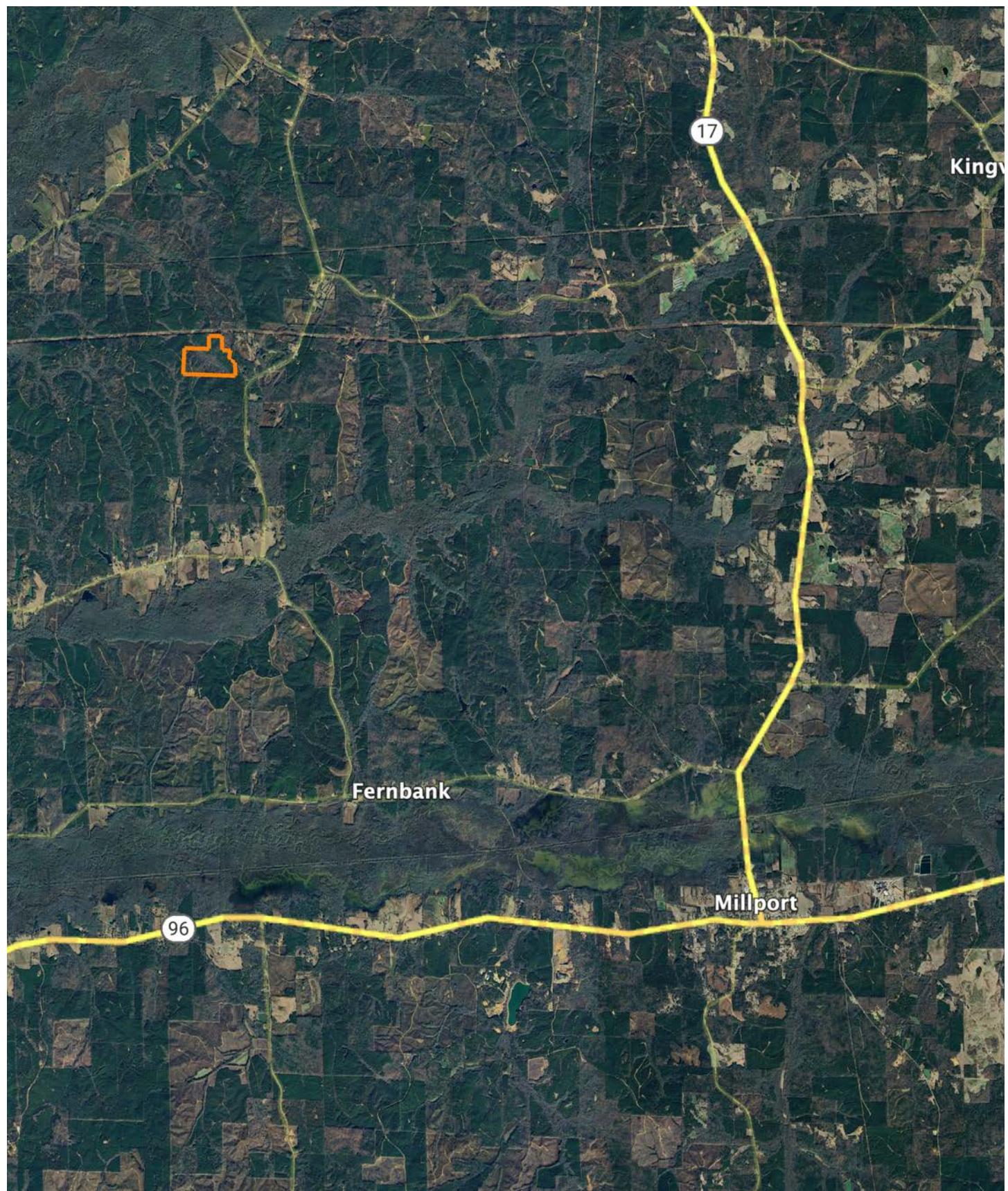
EXCELLENT WILDLIFE HABITAT



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Born and raised in Birmingham, Alabama, and now residing in Vernon, John Coats brings 17 years of experience in land sales and more than two decades in dirt work, excavation, timber sales, and home building. This extensive background provides him with unmatched practical knowledge, from land values and development potential to the details that make each property unique.

John's connection to land runs generations deep. His family has been buying and selling property since the 1950s, instilling in him a lifelong appreciation for the outdoors. That passion is evident in his work and his life. Whether he's building lakes, developing food plots, managing timber, or studying topography and wildlife patterns, John lives the same rural lifestyle that so many of his clients cherish.

Together with his wife, Casey, and their daughters, Ellie and Caroline, John is an active member of the Vernon community. The Coats family owns a deer processing facility, supports local youth sports, and serves at First Free Will Baptist Church, where they lead children's programs and youth deer hunts. Through honesty, hard work, and a genuine desire to help others, John ensures every client receives the knowledge, resources, and support needed to make confident land decisions. Whether you're looking to buy your first hunting tract or sell a family farm, John is ready to help. Give him a call and see why landowners across western Alabama trust him to get the job done right.



JOHN COATS, LAND AGENT
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