

MIDWEST LAND GROUP PRESENTS

320 ACRES

PICKENS COUNTY, AL

COUNTY ROAD 12, CARROLLTON, ALABAMA 35447



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCOME-PRODUCING HUNTING PROPERTY WITH YEAR-ROUND CREEK NEAR THE TENNESSEE-TOMBIGBEE WATERWAY

This diverse and income-producing recreational property offers an outstanding combination of habitat, accessibility, and long-term potential. Featuring established food plots and a scenic creek system, the land is well-equipped to support thriving populations of deer, turkey, and duck, providing excellent hunting opportunities.

An exceptional interior road system allows for easy access throughout the property, winding through a beautiful mix of rolling hills and productive bottomland. In 2019, approximately 146 +/- acres were cut, creating outstanding bedding cover and natural regeneration that significantly enhances wildlife habitat. The

remaining acreage consists of mature pine and hardwood timber.

The property also joins an additional 205 +/- acres currently available for purchase, presenting a rare opportunity for expansion or a larger-scale investment. Conveniently located just 10 miles from the Tennessee-Tombigbee Waterway, this tract offers both seclusion and accessibility.

Whether you're seeking a premier hunting retreat, a producing land investment, or the opportunity to expand your footprint, this property delivers exceptional versatility and potential.



PROPERTY FEATURES

COUNTY: **PICKENS** | STATE: **ALABAMA** | ACRES: **320**

- Established food plots
- Creek
- Exceptional interior road system
- Hills and bottomland
- Deer, turkey, and duck hunting opportunities
- 146 +/- acres were cut in 2019, creating excellent cover/bedding for deer
- The remaining acreage is mature pine and hardwood timber
- Joins 205 +/- additional acres that are for sale
- Income-producing
- 10 miles from the Tennessee-Tombigbee Waterway



ESTABLISHED FOOD PLOTS



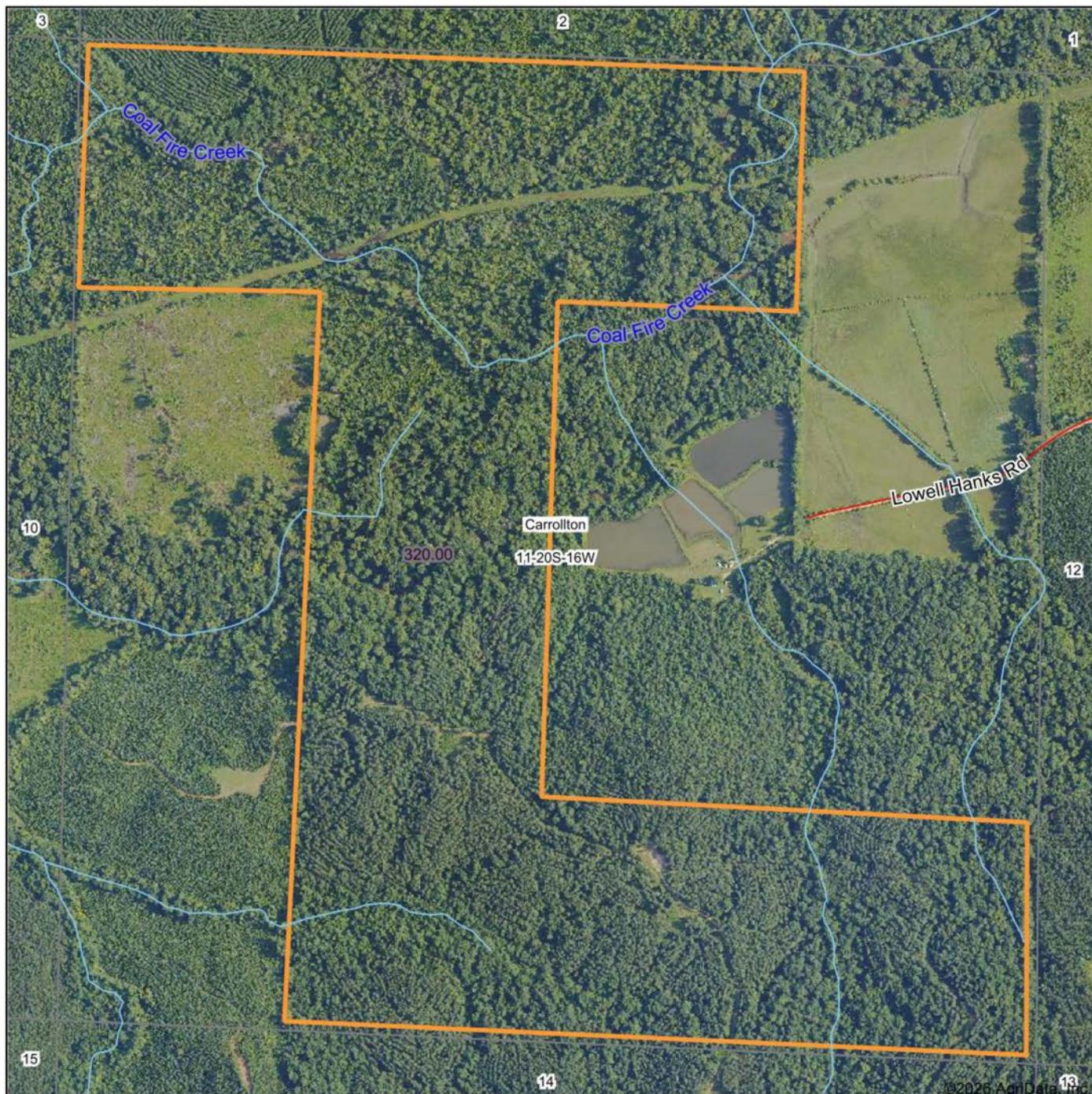
EXCEPTIONAL INTERIOR ROAD SYSTEM



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 33° 20' 4.48, -88° 10' 41.91

0ft 853ft 1706ft

11-20S-16W
Pickens County
Alabama



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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2/13/2026

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

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 and Mississippi 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

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