

MIDWEST LAND GROUP PRESENTS

120 ACRES

# LAMAR COUNTY, AL

16060 US-278, BEAVERTON, ALABAMA 35544



[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# SADDLE CREEK FARM - 120 +/- ACRE TURN-KEY RECREATIONAL PROPERTY WITH BARN & CAMPHOUSE

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Located along Highway 278 in Beaverton, Alabama, Saddle Creek Farm is an exceptional 120 +/- acre turn-key recreational and livestock property offering the perfect blend of country living and outdoor recreation.

As you enter the property, you're welcomed by approximately 6 fully fenced acres ready for livestock or horses. A beautifully finished 40'x40' barn serves as both a functional workspace and comfortable living quarters, complete with a climate-controlled saddle room and a 600 square foot studio apartment. The apartment features a full bathroom, kitchenette, laundry closet, and one bedroom—ideal for guests, caretakers, or rental opportunities.

Continuing down the well-maintained driveway, the property opens up to a stunning 4-acre stocked lake filled with bass and bluegill. A floating pier provides the perfect spot for fishing, relaxing, or enjoying peaceful waterfront views.

Situated just west of the lake is a beautifully crafted 1,000 square foot cabin designed with rustic elegance and modern comfort in mind. The cabin showcases swamp cypress exterior walls, dry-stacked stone accents, and a spacious wraparound porch perfect for taking in the surrounding scenery. Security cameras are already installed for added peace of mind.

Inside, you'll find an inviting open-concept layout connecting the living room and kitchen beneath a gorgeous vaulted ceiling. The living area centers around a striking dry-stacked stone fireplace, while the kitchen features custom cabinetry, granite countertops, and stainless steel appliances. The cabin also includes a spacious master suite, creating a cozy retreat in the heart of the property.

Saddle Creek Farm is equipped with power, natural gas, county water, and fiber-optic internet, providing modern conveniences in a private rural setting.

The land itself is a true outdoorsman's paradise, featuring mature pine and hardwood timber, a year-round creek, established food plots, and a Redneck hunting blind already in place. The property offers outstanding deer and turkey hunting opportunities and is perfectly suited for recreation, hunting, farming, or a private family retreat.

Conveniently located just 11 miles from Winfield, 64 miles from Tupelo, 67 miles from Muscle Shoals, and 85 miles from Birmingham, Alabama. Saddle Creek Farm offers the ideal balance of seclusion and accessibility.

# PROPERTY FEATURES

COUNTY: **LAMAR** | STATE: **ALABAMA** | ACRES: **120**

- US-278 frontage
- 40'x40' barn
- 600 square foot studio apartment
- 4-acre lake stocked with bass and bluegill
- 1,000 square foot camphouse
- Security cameras
- Interior road system
- Established food plots
- Redneck hunting blind
- Deer and turkey
- Mature pine and hardwood timber



# CAMPHOUSE

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Situated just west of the lake is a beautifully crafted 1,000 square foot cabin designed with rustic elegance and modern comfort in mind. The cabin showcases swamp cypress exterior walls, dry-stacked stone accents, and a spacious wraparound porch perfect for taking in the surrounding scenery.



# REDNECK HUNTING BLIND

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# 4-ACRE LAKE STOCKED WITH BASS & BLUEGILL

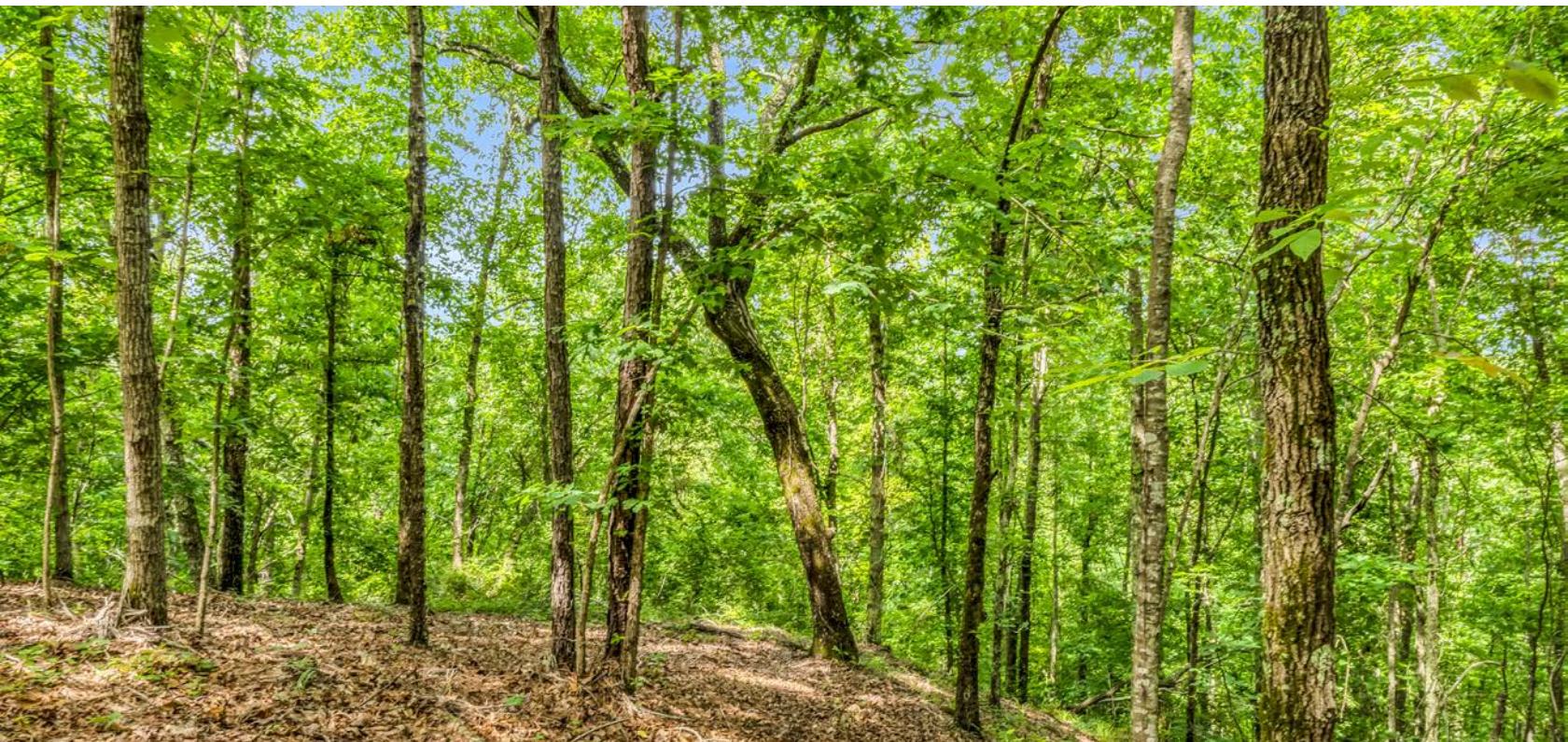
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# MATURE PINE AND HARDWOOD TIMBER

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The land itself is a true outdoorsman's paradise, featuring mature pine and hardwood timber, a year-round creek, established food plots, and a Redneck hunting blind already in place.



# 40'X40' BARN WITH STUDIO APARTMENT

A beautifully finished 40'x40' barn serves as both a functional workspace and comfortable living quarters, complete with a climate-controlled saddle room and a 600 square foot studio apartment. The apartment features a full bathroom, kitchenette, laundry closet, and one bedroom—ideal for guests, caretakers, or rental opportunities.



# TRAIL CAM PHOTOS

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# AERIAL MAP



Boundary Center: 33° 56' 52.12, -87° 58' 21.29



**11-13S-14W**  
**Lamar County**  
**Alabama**

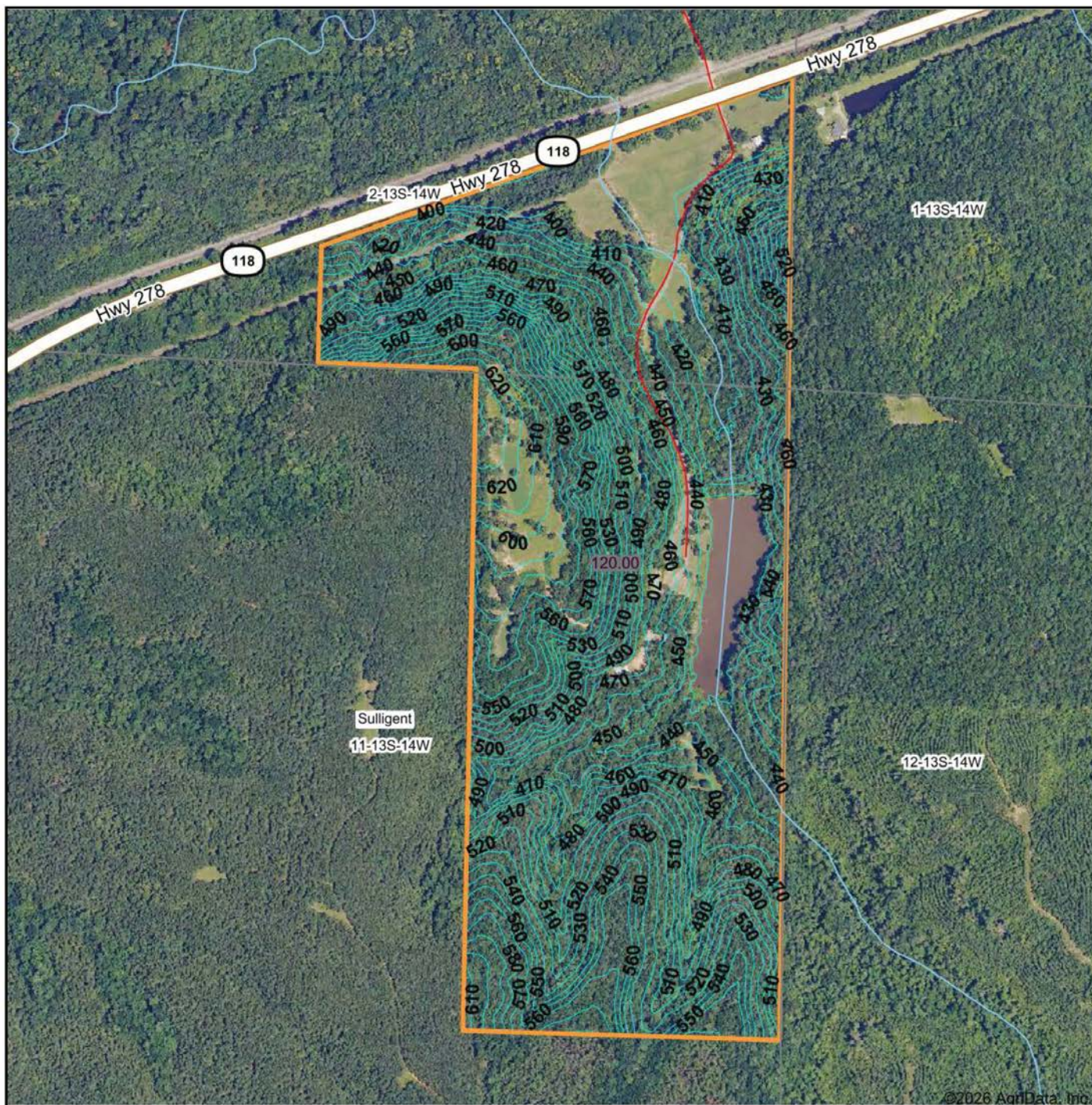


Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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5/12/2026

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

# TOPOGRAPHY MAP



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Source: USGS 3 meter dem

0ft 646ft 1292ft

Interval(ft): 10.0

Min: 387.9

Max: 643.0

Range: 255.1

Average: 486.8

Standard Deviation: 64.6 ft



5/12/2026

11-13S-14W  
Lamar County  
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# OVERVIEW MAP

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# AGENT CONTACT

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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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