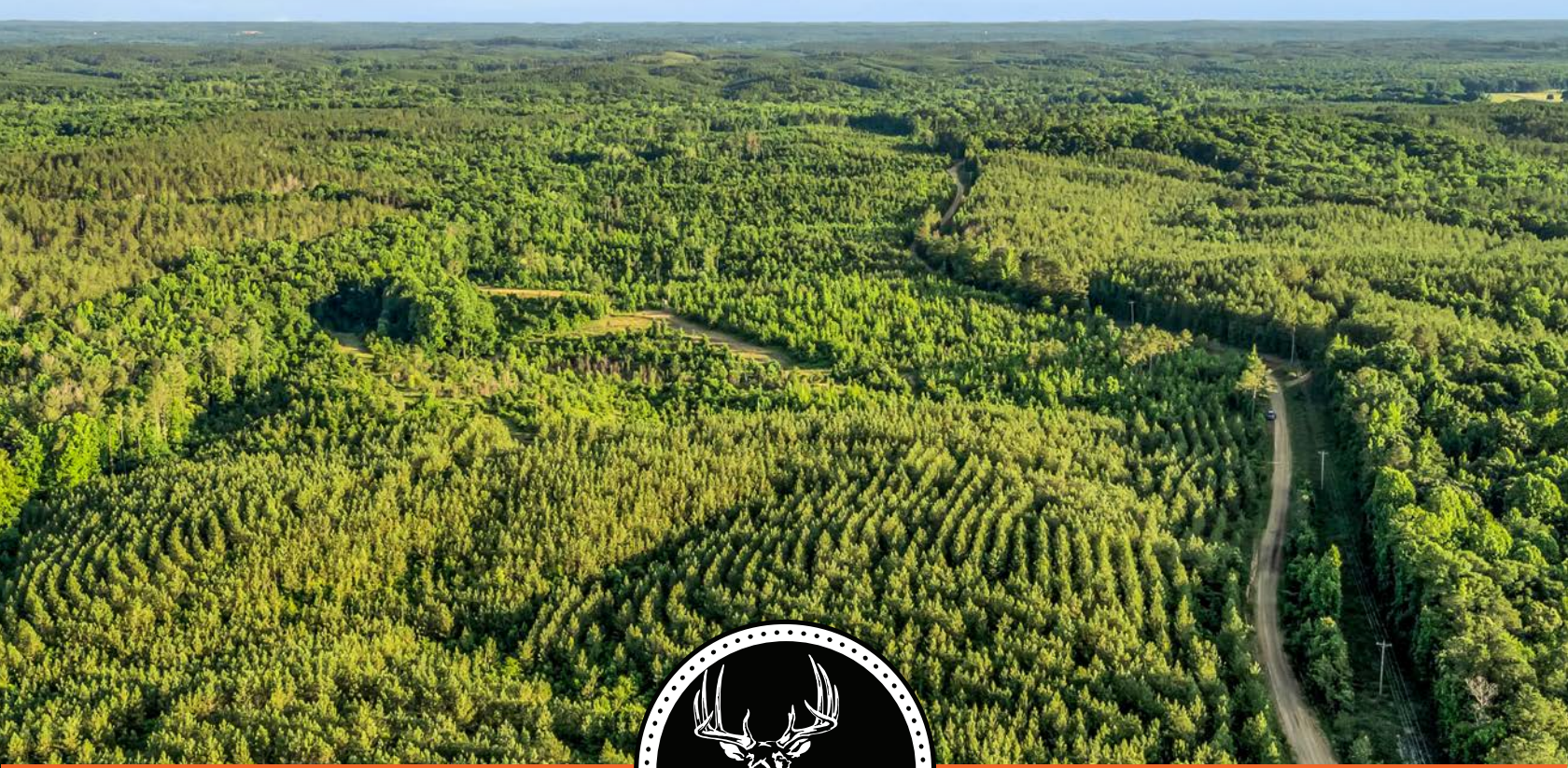


MIDWEST LAND GROUP PRESENTS

150 ACRES IN

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# LAMAR COUNTY ALABAMA



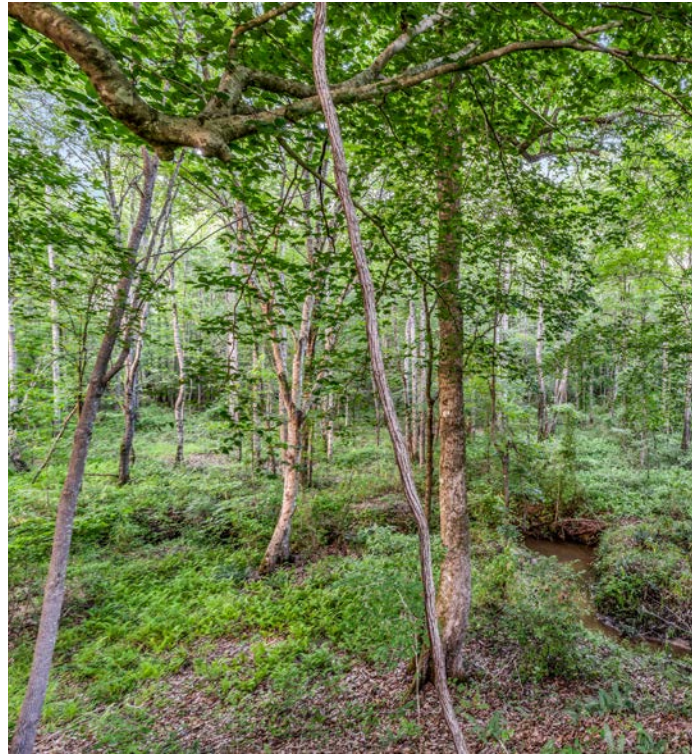
[MidwestLandGroup.com](http://MidwestLandGroup.com)

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 150 +/- ACRES OF TURN-KEY HUNTING & RECREATIONAL PARADISE

This exceptional 150 +/- acre property is built for serious hunters and outdoor enthusiasts. With year-round water, over a mile of Mud Creek frontage, 40 +/- acres of hardwood bottoms, and professionally managed wildlife habitat, this tract offers outstanding deer hunting and year-round recreation.

Designed with low-impact access, established bedding areas, strategically placed stand locations, and semi-annual prescribed burns, the property is optimized to consistently hold and grow mature deer. Additional features include approximately 1 mile of road frontage, 6 access points, power availability, 10 acres of tillable ground, and an excellent lake-site potential.



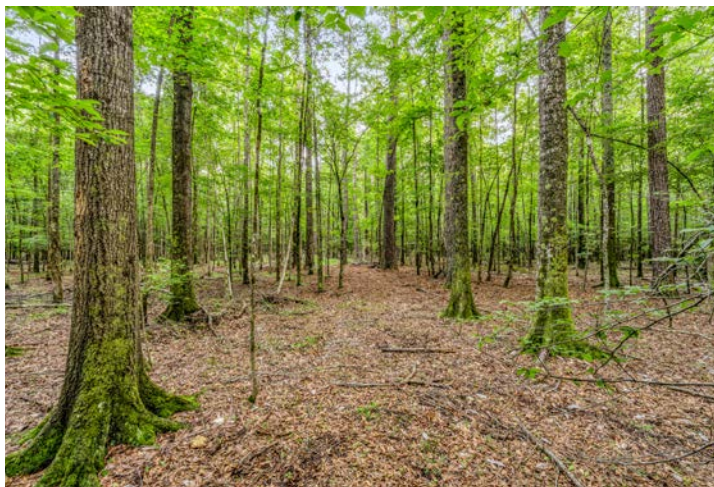
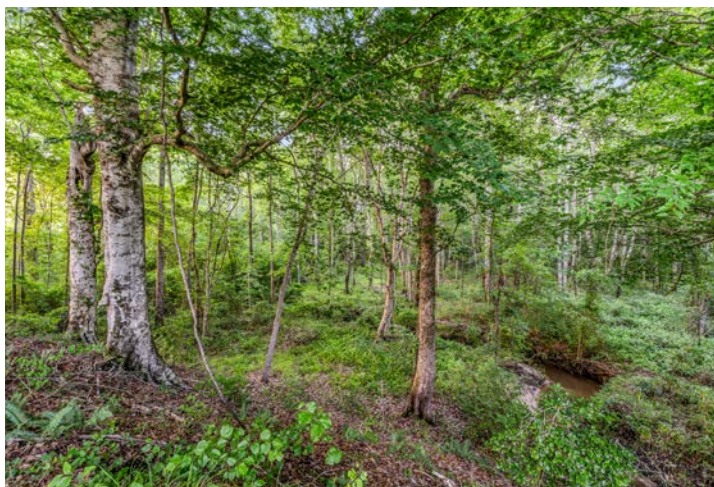
## PROPERTY FEATURES

COUNTY: **LAMAR** | STATE: **ALABAMA** | ACRES: **150**

- 150 +/- acres
- Year-round water with over 1 mile of Mud Creek frontage
- 40 +/- acres of hardwood bottoms
- Professionally managed deer habitat
- Established bedding areas & strategic stand locations
- Low-impact access system
- Semi-annual prescribed burn program
- Approximately 1 mile of road frontage
- Six access points
- Power available
- 10 acres of tillable ground
- Potential lake site

# 40 +/- ACRES OF HARDWOOD BOTTOMS

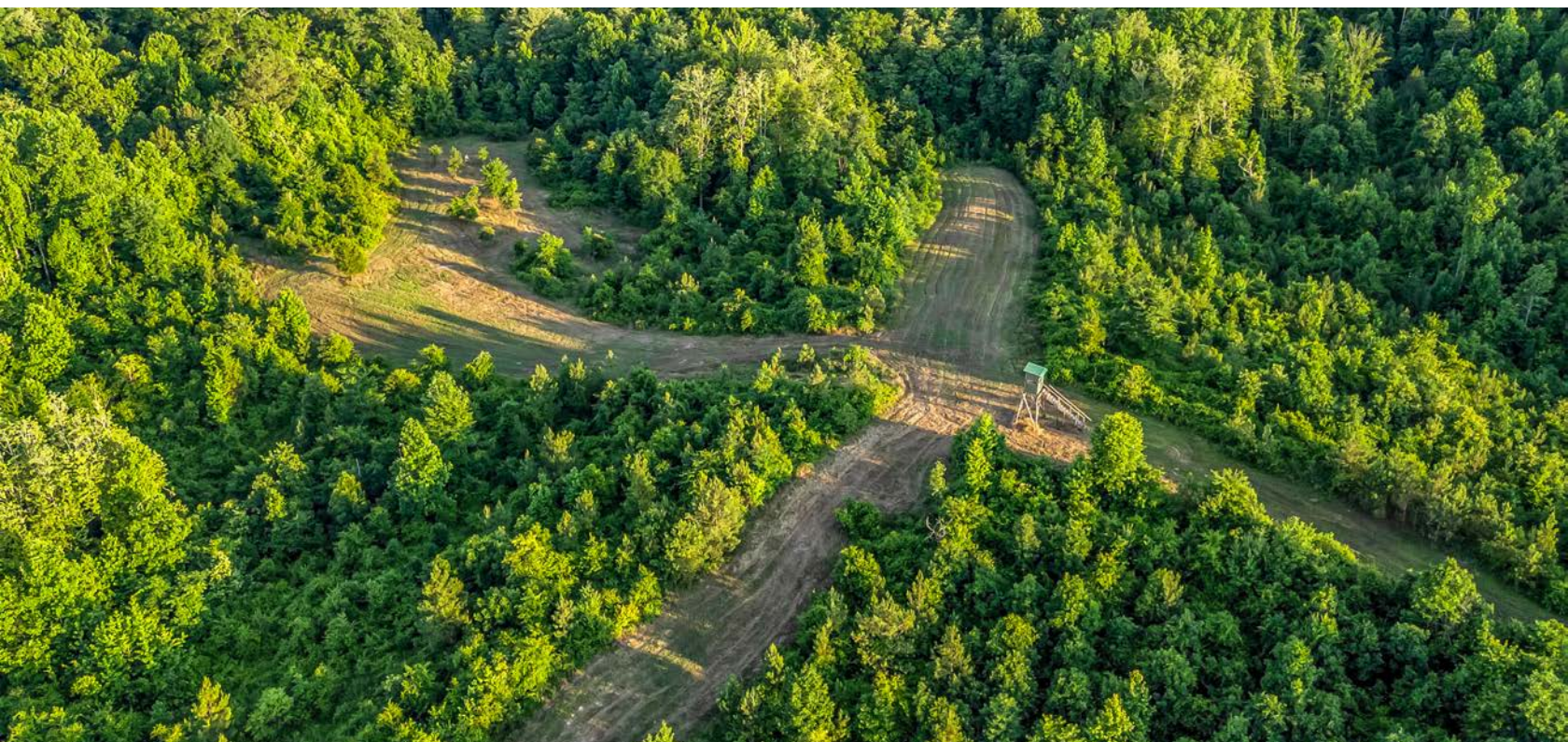
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# DEER HABITAT

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With year-round water, over a mile of Mud Creek frontage, 40 +/- acres of hardwood bottoms, and professionally managed wildlife habitat, this tract offers outstanding deer hunting and year-round recreation.



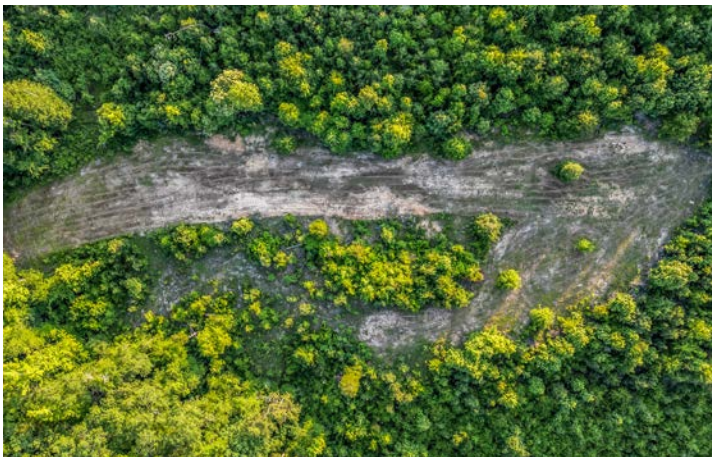
# SIX ACCESS POINTS

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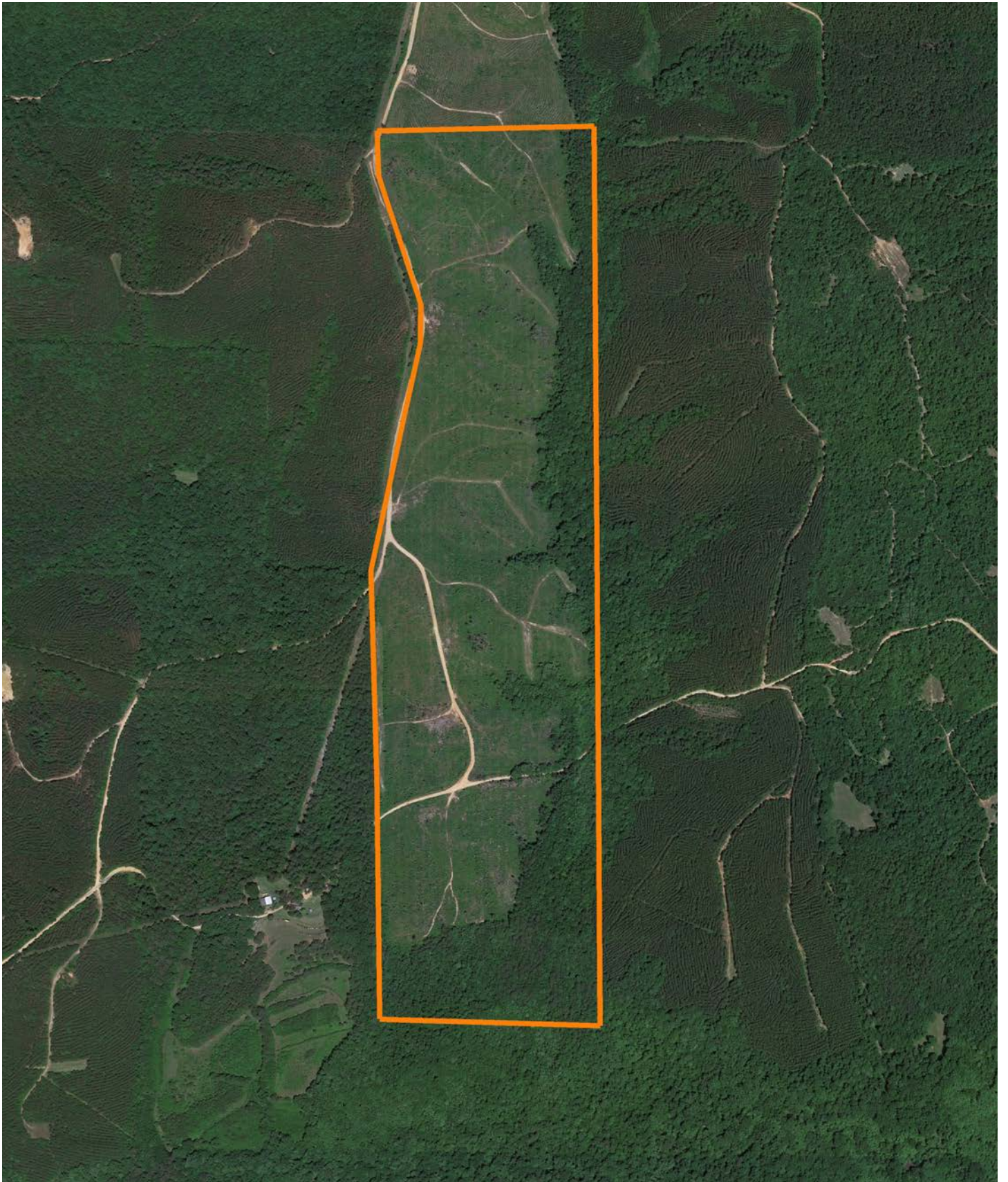
# ADDITIONAL PHOTOS

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# AERIAL MAP

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# 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  
**205.431.3565**  
JCoats@MidwestLandGroup.com



**MidwestLandGroup.com**

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