

MIDWEST LAND GROUP PRESENTS

215 ACRES IN

LAMAR COUNTY ALABAMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

COOPER CREEK FARM

This exceptional tract is ideally located near the heart of Lamar County, offering a perfect blend of natural beauty and recreational opportunity. Recently enhanced with a wildlife cut, the property features a healthy stand of pines with increased sunlight reaching the forest floor—encouraging lush native forage and creating excellent early successional habitat for wildlife.

A scenic hardwood bottom runs throughout the property, highlighted by mature white oaks, red oaks, and other mast-producing trees that provide a strong food source for game. The picturesque Cooper Creek winds through the length of the land, adding both beauty and a reliable water source.

The property also includes established, tucked-away fields that are ready for food plots, dove fields, or could easily be converted into pasture. Abundant deer, turkey, and other native wildlife make this a year-round recreational retreat, perfect for hunting, outdoor enjoyment, or creating lasting family memories.

Whether you're looking for a hunting property, recreational getaway, or future homesite, this tract offers endless potential in a prime location.



PROPERTY FEATURES

COUNTY: **LAMAR** | STATE: **ALABAMA** | ACRES: **215**

- Recreational tract
- Farming
- Cattle
- Timber
- Deer
- Turkey
- Dove
- Hidden fields
- Year-round creek
- Home site

YEAR-ROUND CREEK



HIDDEN FIELDS



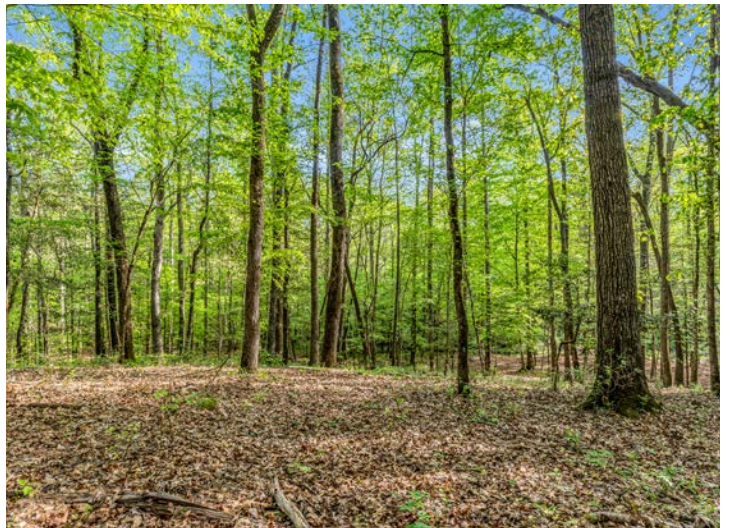
HOMESITE

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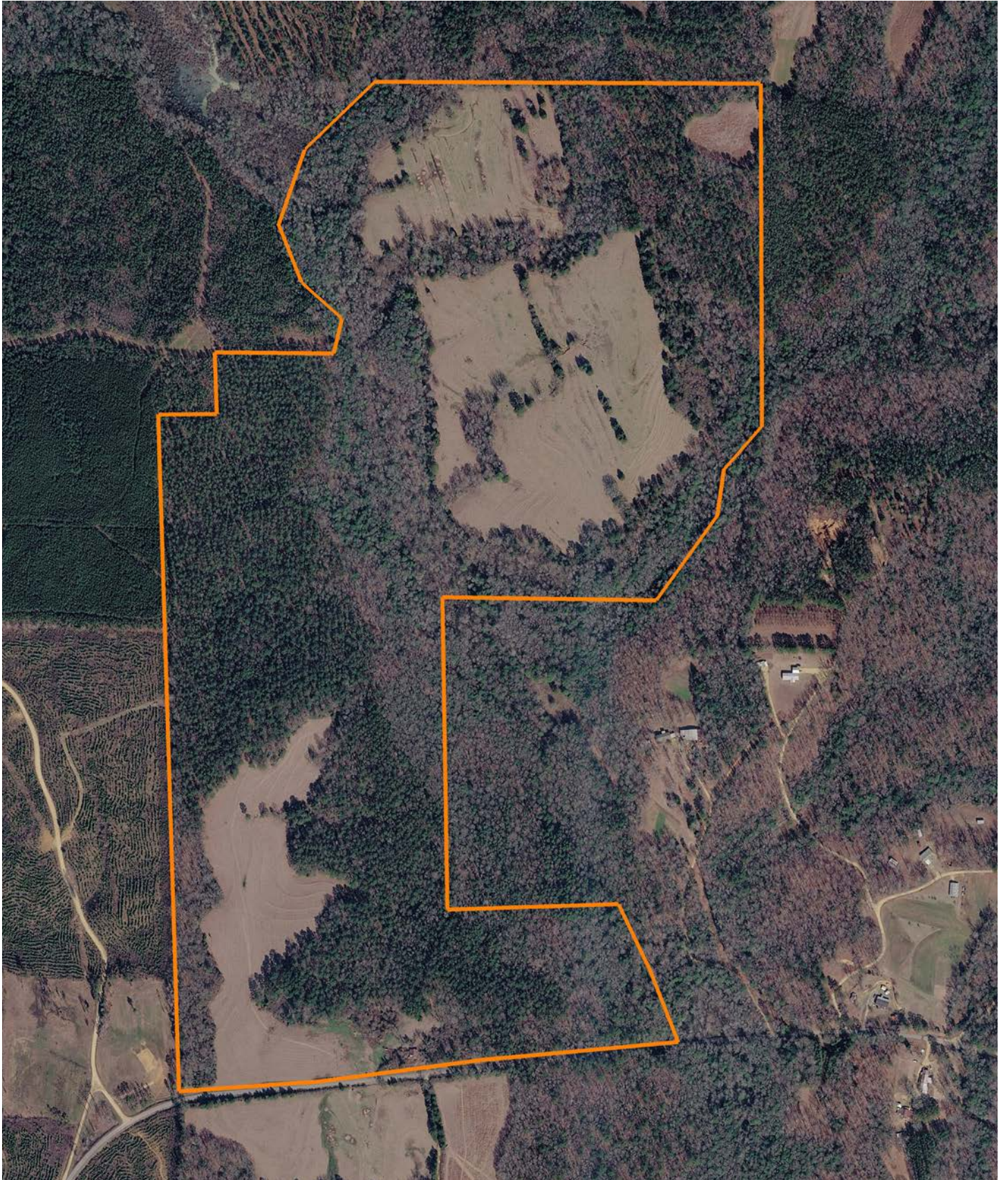


TIMBER

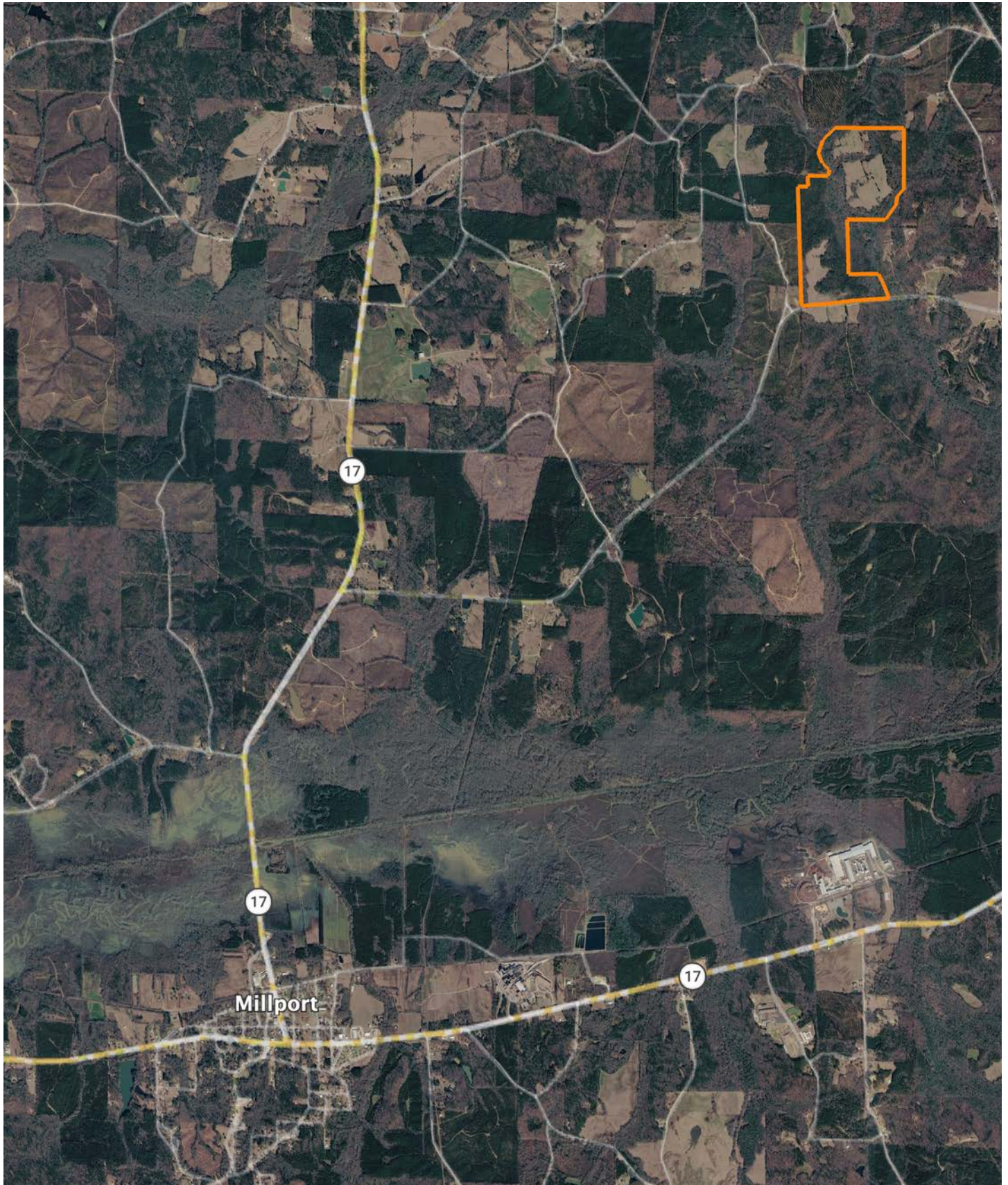
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AERIAL MAP



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.



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