

MIDWEST LAND GROUP PRESENTS

196 ACRES

PICKENS COUNTY, AL

HALBERT CHURCH ROAD, ETHELSVILLE, ALABAMA 35461



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL 196 +/- ACRE RECREATIONAL RETREAT IN PICKENS COUNTY

Welcome to an exceptional 196 +/- acre recreational retreat in Pickens County, just outside the quiet community of Ethelsville, Alabama. This is the kind of property where generations gather, traditions are built, and every season offers a new adventure.

At the heart of the farm sits a beautifully restored 1,900 square foot church that has been transformed into an inviting lodge, creating the perfect setting for hosting family and friends. Whether you're watching early fall football before heading to the dove field, gathering after a successful hunt, enjoying a quiet weekend in the country, or sitting by the large fireplace over the holidays, this lodge serves as the centerpiece of an unforgettable outdoor lifestyle.

This property is a joint venture between MidSouth Resource Management, LLC and Wildlife Investments, LLC, bringing together professional experience in habitat development, forestry, land management, and wildlife stewardship. Every acre has been thoughtfully planned, laid out, and managed with both wildlife and the landowner in mind.

The wildlife habitat on this farm is truly next level. Multiple separate prescribed fire units have been established, allowing different areas of the property to be managed on their own schedule and in different stages of habitat development. Thoughtful herbicide applications have helped create and maintain early successional habitat that will continue providing quality wildlife cover,

browse, nesting, and brood-rearing areas for years to come.

Each management unit has a specific purpose. Some areas are managed for ideal whitetail browse and bedding cover, while others are designed to support wild turkey nesting and brood-rearing habitat. A strong population of deer and turkey provides excellent hunting opportunities, while the sound of wild quail whistling through the timber adds to the character and sporting heritage of the farm.

Large food plots are strategically positioned on the property and connected by an excellent internal trail system. Multiple access routes allow hunters to approach stands and hunting areas from different directions, making it easier to hunt changing wind conditions while minimizing disturbance to wildlife.

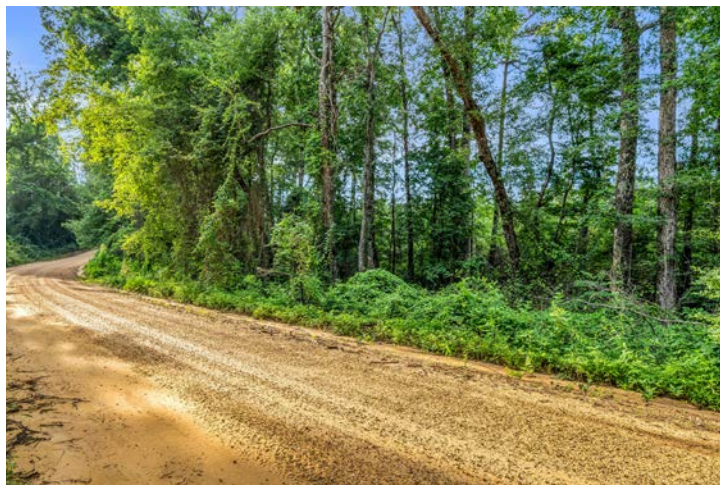
The recreational opportunities do not stop with deer, turkey, dove, and quail. Behind the lodge, long-range steel targets are set up for sharpening your marksmanship or enjoying friendly competition with family and guests.

Whether your passion is deer hunting, turkey hunting, dove shoots, wildlife management, shooting sports, or simply spending quality time outdoors, this remarkable Alabama property delivers an experience that is increasingly hard to find. This is more than a farm—it is a professionally managed wildlife retreat where Southern traditions are celebrated, memories are made, and a legacy can be passed from one generation to the next.

PROPERTY FEATURES

COUNTY: **PICKENS** | STATE: **ALABAMA** | ACRES: **196**

- Beautifully restored 1,900 +/- square foot church converted into a lodge
- Excellent setup for entertaining, hunting weekends, and family gatherings
- Professionally managed by MidSouth Resource Management and Wildlife Investments
- Intensively managed wildlife habitat with multiple prescribed fire units
- Established early successional habitat for deer, turkey, and quail
- Strong populations of whitetail deer, wild turkey, dove, and quail
- Large, strategically placed food plots
- Extensive internal trail system providing easy access throughout the property
- Multiple access routes to hunting stands for low-impact entry
- Managed for both exceptional hunting and long-term habitat improvement
- Ideal combination of recreation, conservation, and legacy ownership



CHURCH CONVERTED INTO A LODGE

Whether you're watching early fall football before heading to the dove field, gathering after a successful hunt, enjoying a quiet weekend in the country, or sitting by the large fireplace over the holidays, this lodge serves as the centerpiece of an unforgettable outdoor lifestyle.



ADDITIONAL INTERIOR PHOTOS



EXTENSIVE INTERNAL TRAIL SYSTEM

Multiple access routes allow hunters to approach stands and hunting areas from different directions, making it easier to hunt changing wind conditions while minimizing disturbance to wildlife.



INTENSIVELY MANAGED WILDLIFE HABITAT

The wildlife habitat on this farm is truly next level. Thoughtful herbicide applications have helped create and maintain early successional habitat that will continue providing quality wildlife cover, browse, nesting, and brood-rearing areas for years to come. A strong population of deer and turkey provides excellent hunting opportunities, while the sound of wild quail whistling through the timber adds to the character and sporting heritage of the farm.



IDEAL COMBINATION OF LAND



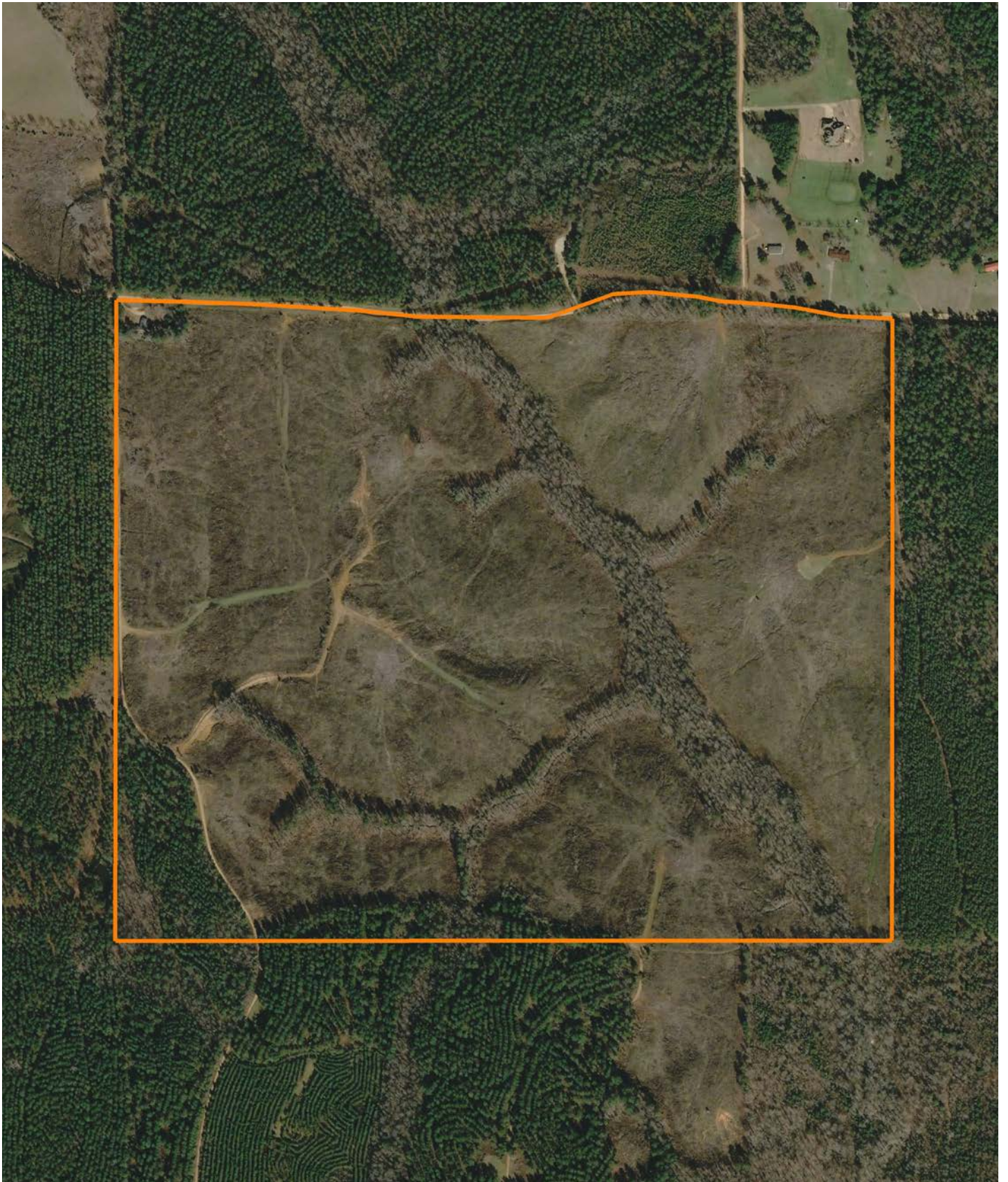
196 +/- ACRES



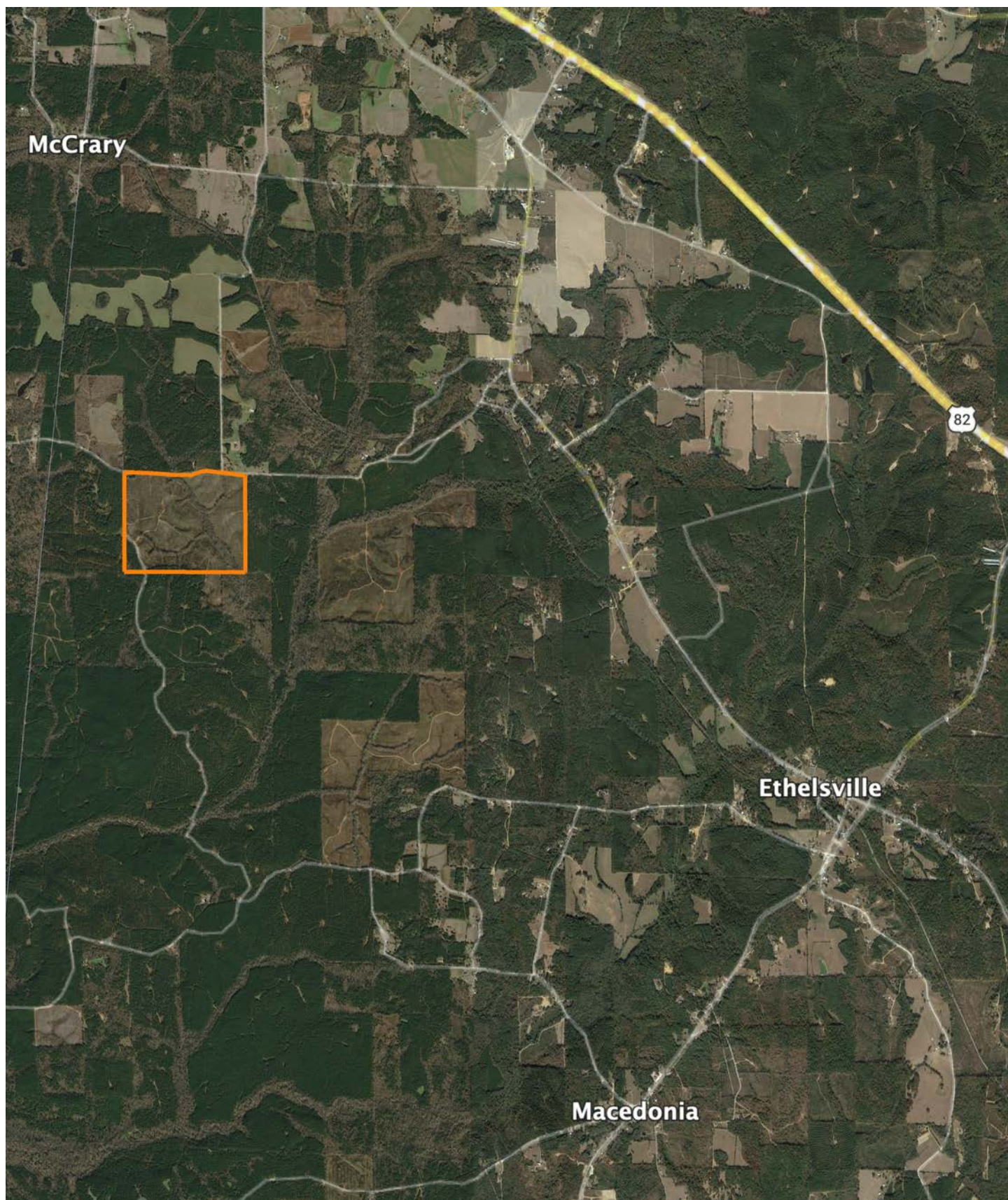
ADDITIONAL PHOTOS



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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