

MIDWEST LAND GROUP PRESENTS

295 ACRES IN

PICKENS COUNTY ALABAMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

295 +/- ACRES OF PREMIER HUNTING, MATURE TIMBER, AND ENDLESS POTENTIAL

This tract is an amazing property that offers endless possibilities. The Gordo 295 +/- is located in an excellent area that's known for growing great deer and having above-average turkey numbers. The tract has substantial topography with two hardwood bottoms running adjacent to each side of a large ridge that divides the farm into an east and west layout. One of the key features of the tract is a large gas line running

east and west, allowing plenty of open area for food plots and native grasses. It has a perfect vantage point from where the main road intersects the pipeline. The property has several places where additional food plots could be easily implemented, adding even more diversity to the tract. The tract features a well-maintained road running north/south running along the main ridge through the middle of the tract.

PROPERTY FEATURES

COUNTY: **PICKENS** | STATE: **ALABAMA** | ACRES: **295**

- 295 +/- acres near Gordo, Alabama
- Excellent deer & turkey hunting
- Heavily timbered with mature hardwoods
- Two large hardwood bottoms
- Large east/west gas line ideal for food plots
- Multiple food plot & bedding areas
- Well-maintained road & trail system
- Diverse terrain with a prominent central ridge
- Multiple potential pond/lake sites
- Beautiful locations for a cabin, lodge, or homesite



MATURE HARDWOOD TIMBER



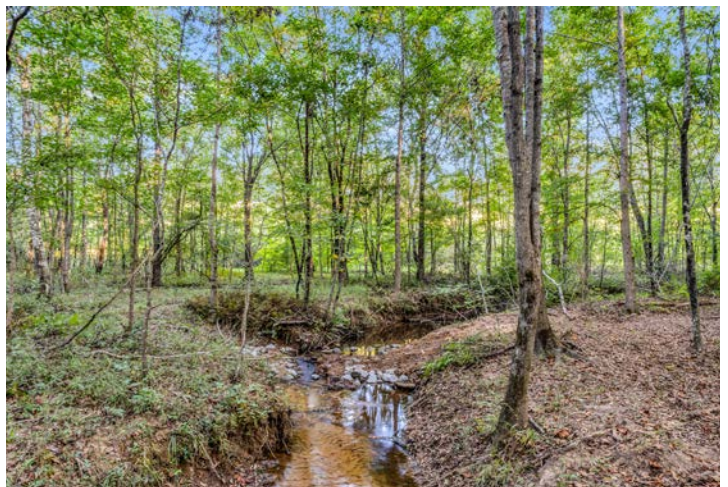
MULTIPLE FOOD PLOT & BEDDING AREAS



ROAD & TRAIL SYSTEM



DIVERSE TERRAIN

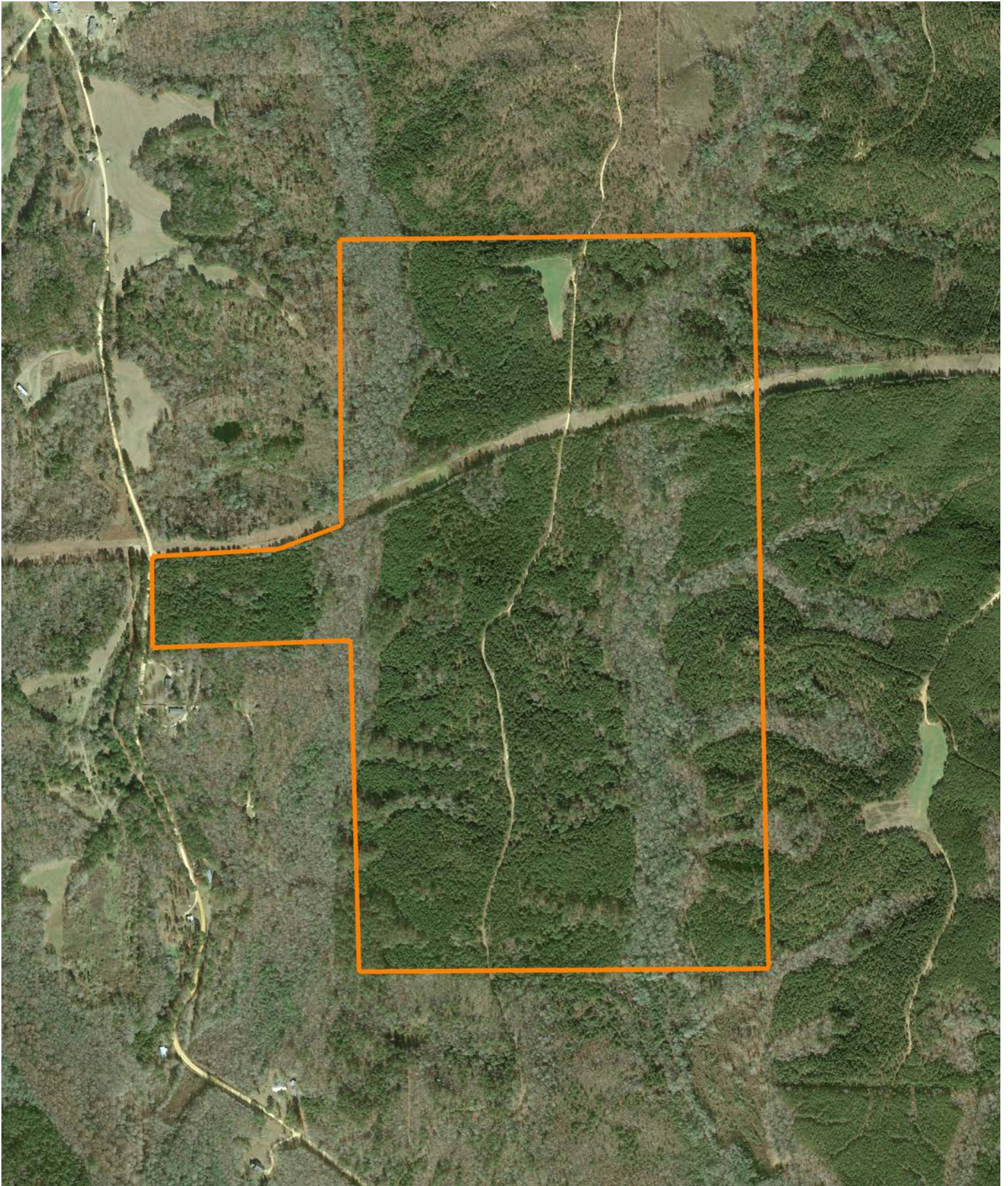


LARGE EAST/WEST GAS LINE

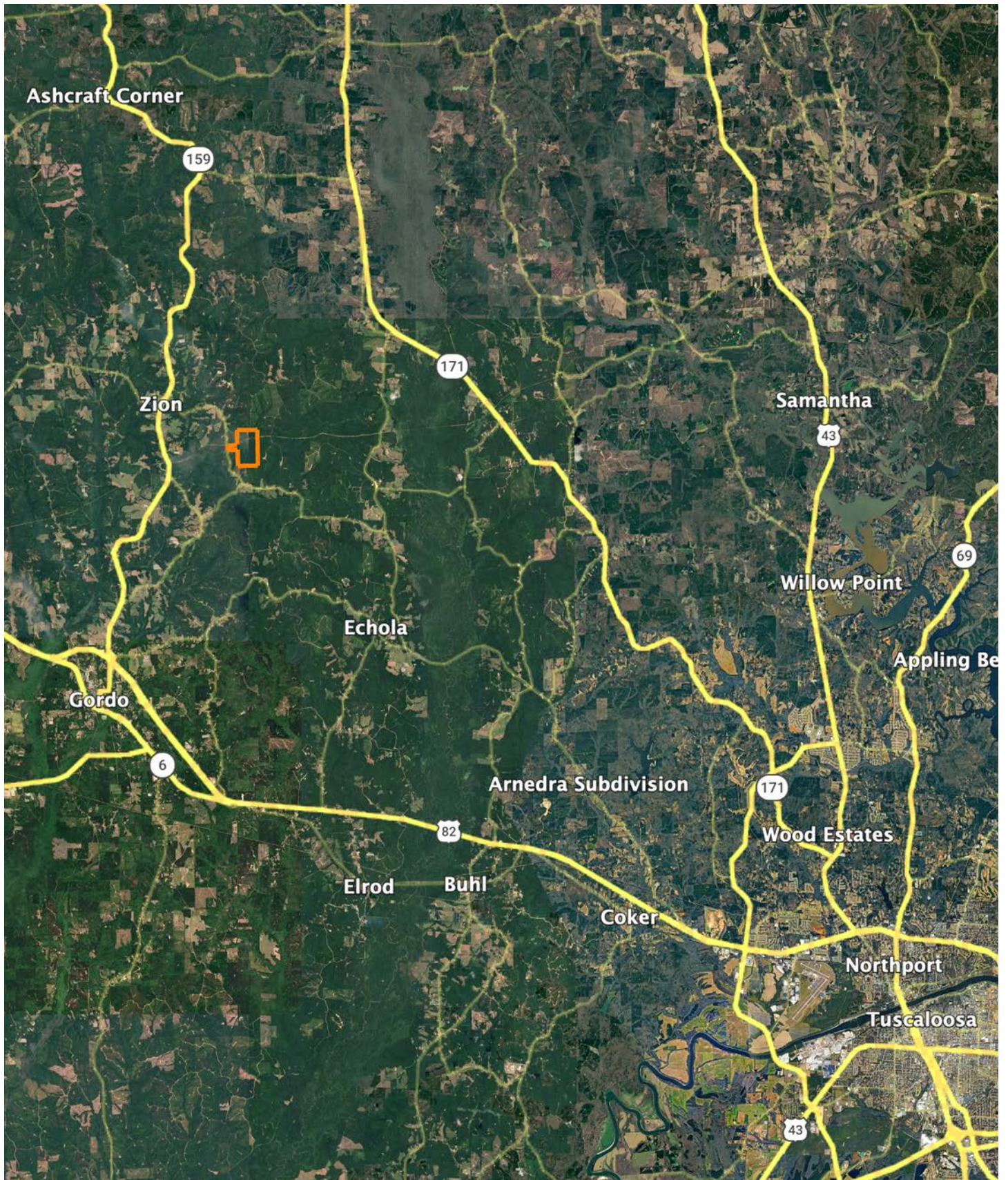
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AERIAL MAP



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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