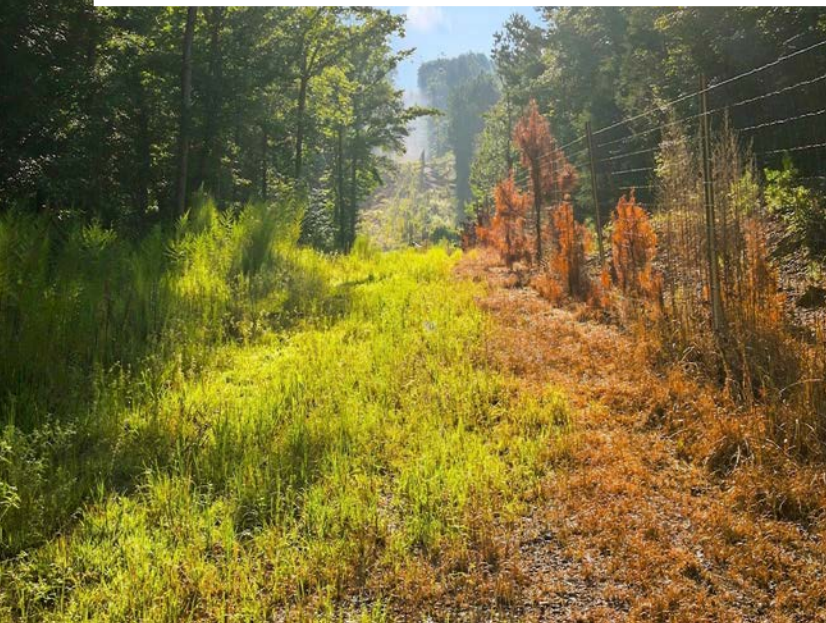


MIDWEST LAND GROUP PRESENTS



216 ACRES
WINSTON COUNTY, AL

000 County Road 25, Double Springs, Alabama



MIDWEST LAND GROUP IS HONORED TO PRESENT

216 +/- ACRE HIGH-FENCE RECREATIONAL PROPERTY NEAR LEWIS SMITH LAKE

This 216 +/- acre high-fence property in Winston County, Alabama, offers an impressive combination of quality wildlife habitat, established infrastructure, timber, and recreational opportunities just minutes from Lewis Smith Lake.

The entire property is enclosed by an 8-foot galvanized high fence with cleared access along both sides for easy maintenance. Four established 1.5 +/- acre breeding pens are located on the property, each with its own water source and loafing shed. Quality whitetail genetics have been introduced and carefully managed, making this property well suited for a private hunting retreat, deer breeding operation, or commercial hunting property.

The land consists of rolling terrain with a diverse mix of mature hardwood and pine timber, natural rock outcroppings, and strategically placed food plots. An extensive road and trail system provides excellent access throughout the property by truck or side-by-side. Multiple Redneck hunting blinds are already in place overlooking established food plots.

Water is abundant throughout the property, with natural springs feeding a 3 +/- acre stocked lake along with two additional ponds. The lake offers bass and bluegill fishing while providing an excellent year-round water source for wildlife. A grove of mature pecan and black walnut trees adds even more diversity to the property.

In addition to the managed whitetail herd, the property supports a strong population of wild turkey. With the high fence, established deer management infrastructure, food plots, hunting blinds, road system, mature timber, and multiple water sources already in place, much of the work has been done.

Whether you're searching for a private family hunting retreat, trophy deer property, commercial hunting operation, or established deer breeding facility, this Winston County property offers a rare opportunity to own a highly improved recreational tract in North Alabama.



PROPERTY FEATURES

COUNTY: **WINSTON** | STATE: **ALABAMA** | ACRES: **216**

- 216 +/- acres
- 8-foot high fence
- Managed whitetail deer herd
- 4 breeding pens
- Established food plots & Redneck blinds
- Mature pine & hardwood timber
- 3 +/- acre stocked lake & two ponds
- Natural springs
- Extensive road & trail system
- Excellent turkey hunting
- Minutes from Lewis Smith Lake



8-FOOT HIGH FENCE



4 BREEDING PENS



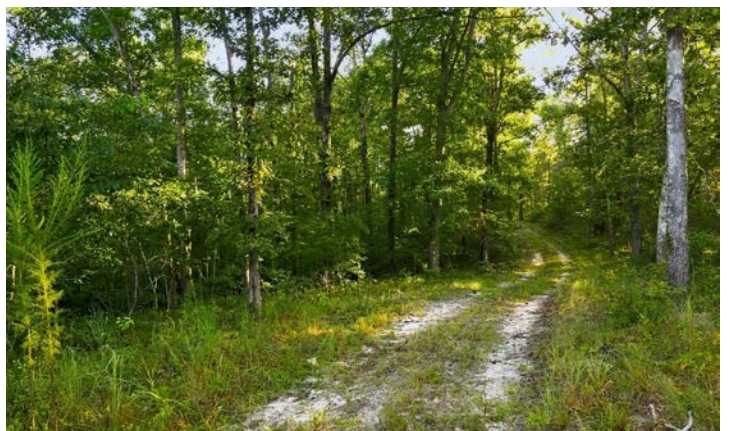
ESTABLISHED FOOD PLOTS



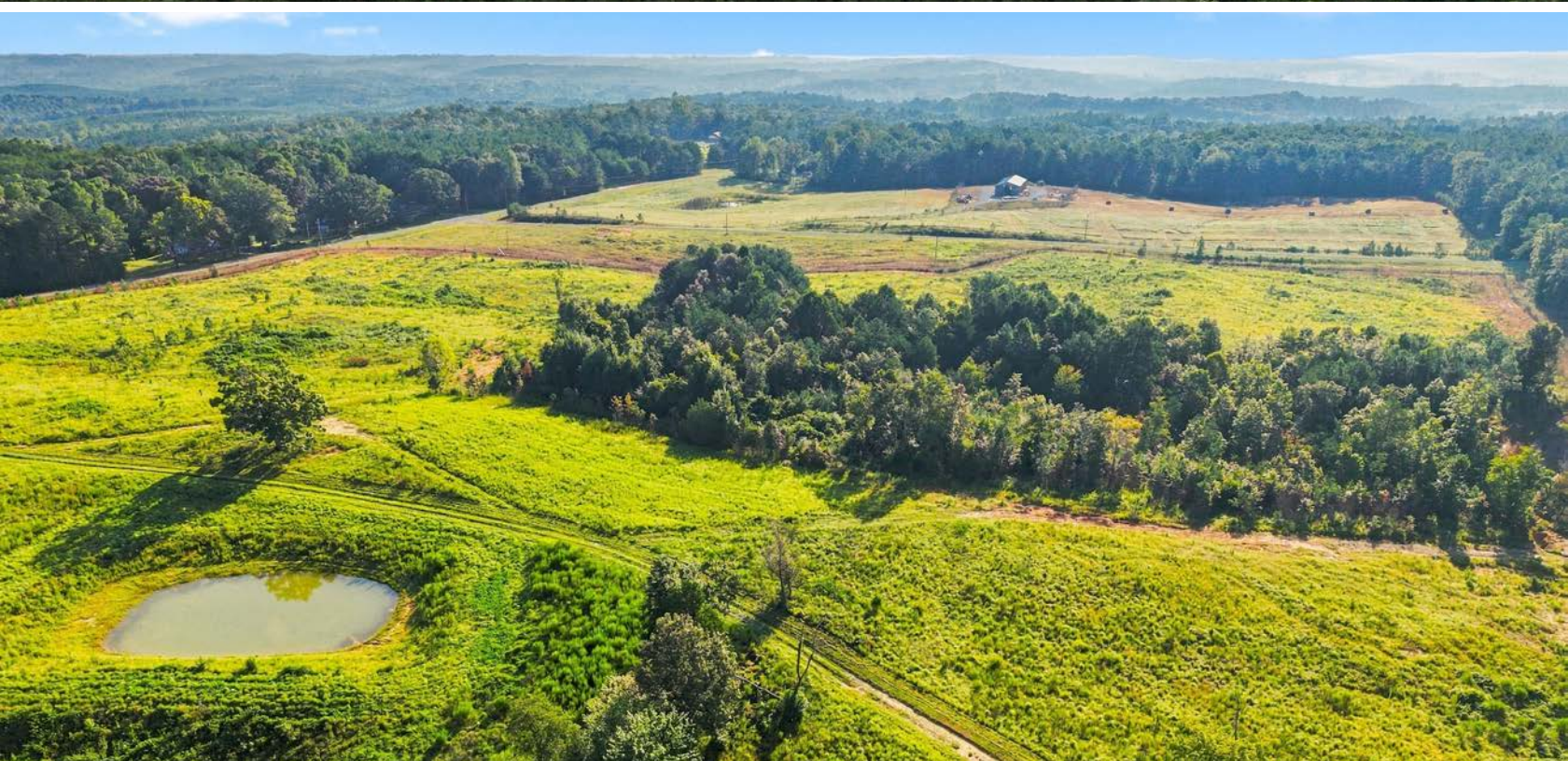
3 +/- ACRE STOCKED LAKE & 2 PONDS



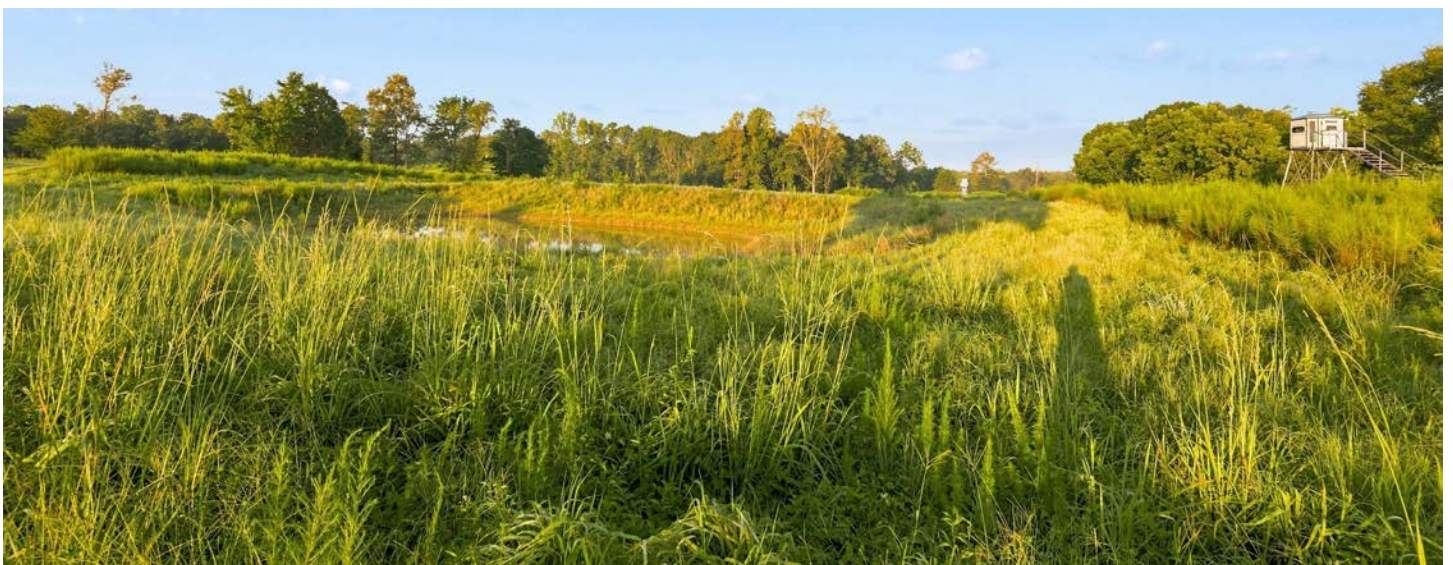
EXTENSIVE ROAD & TRAIL SYSTEM



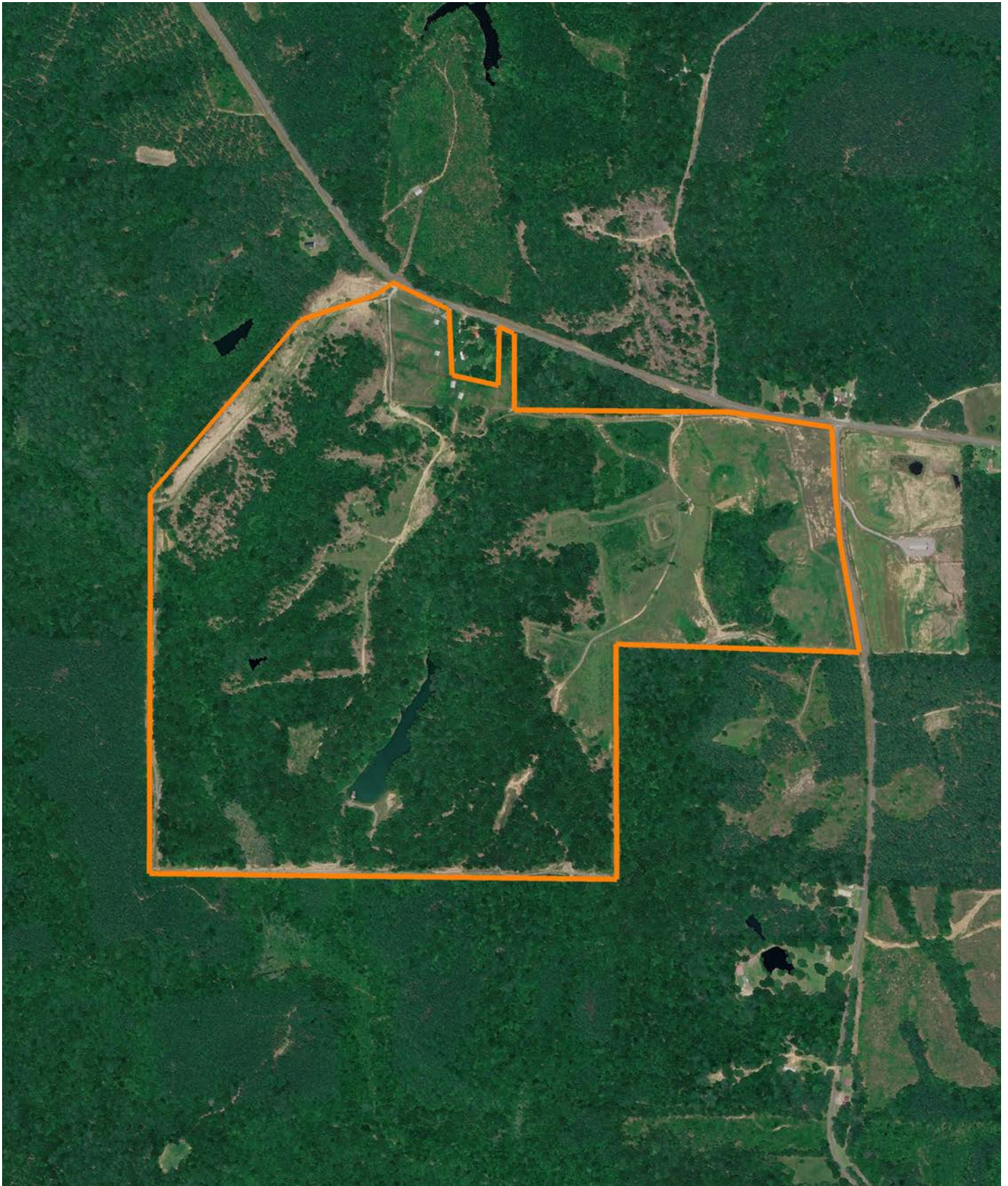
MINUTES FROM LEWIS SMITH LAKE



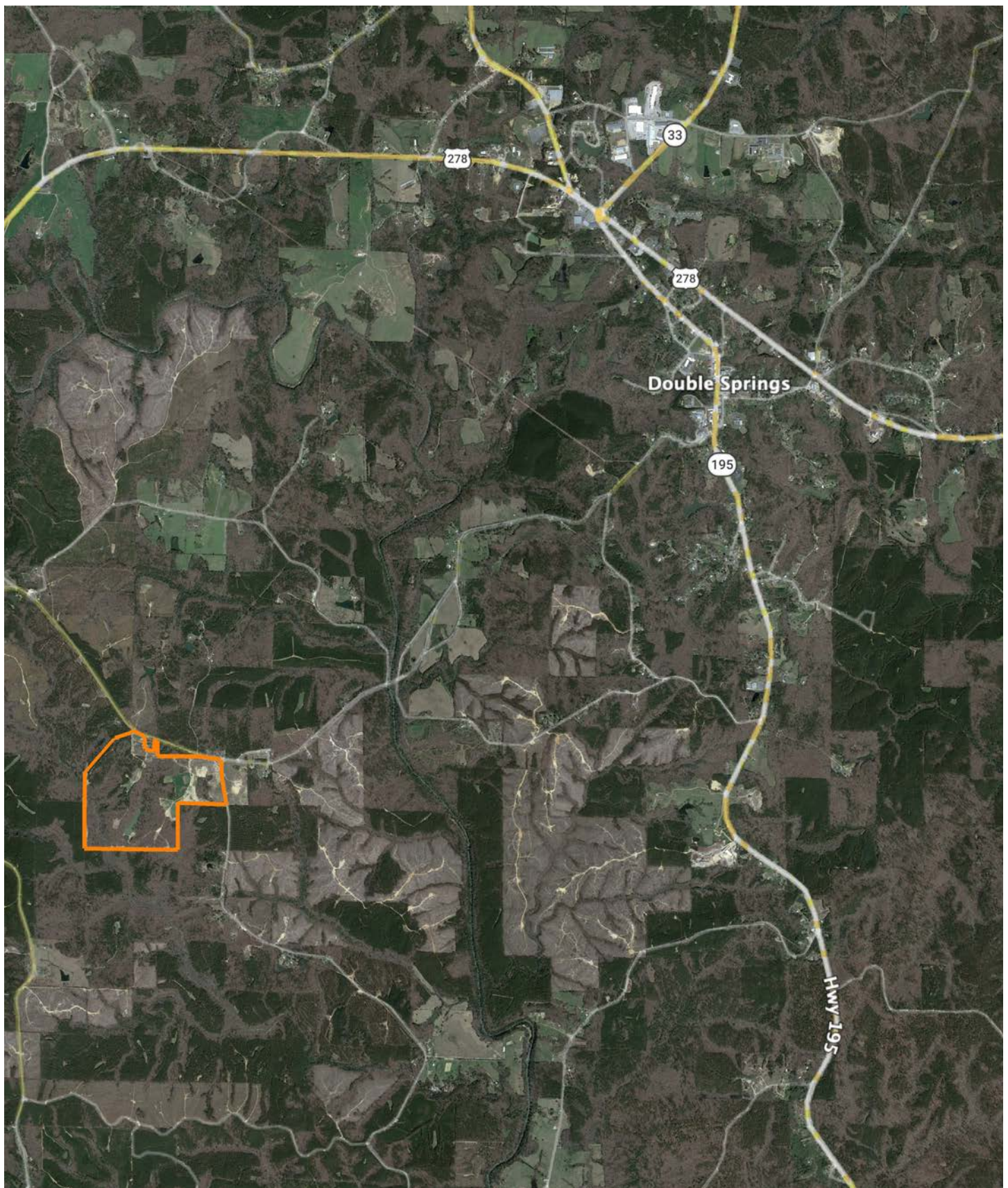
ADDITIONAL PHOTOS



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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MidwestLandGroup.com

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