MIDWEST LAND GROUP PRESENTS

322 ACRES
FAYETTE COUNTY, AL

HIGHWAY 96, FAYETTE, ALABAMA 35555







MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

322 +/- ACRE FARM - TIMBER & RECREATION WITH LUXAPALLILA CREEK FRONTAGE

Discover the possibilities on this impressive 322 +/- acre property offering a versatile combination of pastureland, mature timber, and outstanding recreational opportunities. Featuring approximately 85 +/- acres of pasture and 237 +/- acres of mature pine and hardwood timber, this tract is well-suited for livestock operations, hunting, timber investment, and a variety of rural lifestyle pursuits.

With approximately 1.5 miles of frontage along Luxapallila Creek, the property offers a scenic natural setting and an attractive landscape for outdoor recreation. An extensive interior trail system provides convenient access throughout the property, while four railroad crossings offer additional connectivity across the tract. Barbed wire fencing is already in place, adding value for those interested in livestock use.

Improvements include two pole barns: a 60'x40' barn and a 60'x100' barn, providing ample space for equipment, machinery, hay, storage, or other agricultural needs. Multiple potential homesites offer opportunities to build a private residence, country retreat, or hunting lodge. Access to electricity, water, natural gas, and fiber internet adds convenience and flexibility for future development.

With frontage along Highway 96, the property offers convenient access while maintaining the appeal of a private rural setting. The combination of pasture, mature pine and hardwood timber, creek frontage, and abundant wildlife creates excellent opportunities for outdoor recreation.

Conveniently located approximately 7.8 miles from Fayette, Alabama, 43 miles from Tuscaloosa, Alabama, and 35 miles from Columbus, Mississippi, this property offers a desirable balance of rural seclusion and accessibility.

Whether you're looking for a working cattle farm, a timber investment, a recreational hunting property, or a private country estate, this 322 +/- acre tract offers a rare combination of land, water, improvements, and potential in northwest Alabama.



PROPERTY FEATURES

COUNTY: **FAYETTE** | STATE: **ALABAMA** | ACRES: **322**

- 85 +/- acres pasture
- 237 +/- acres of mature pine and hardwood timber
- 4 railroad crossings
- Extensive interior trail system
- 1.5 miles of Luxapallila Creek frontage
- 60'x40' pole barn
- 60'x100' pole barn
- Barbed wire fencing
- Potential home sites
- Access to power, water, natural gas, and fiber internet
- Highway 96 frontage
- Deer and turkey hunting opportunities
- 7.8 miles to Fayette, AL
- 43 miles to Tuscaloosa, AL
- 35 miles to Columbus, MS



85 +/- ACRES PASTURE











MATURE PINE & HARDWOOD TIMBER









4 RAILROAD CROSSINGS



EXTENSIVE INTERIOR TRAIL SYSTEM

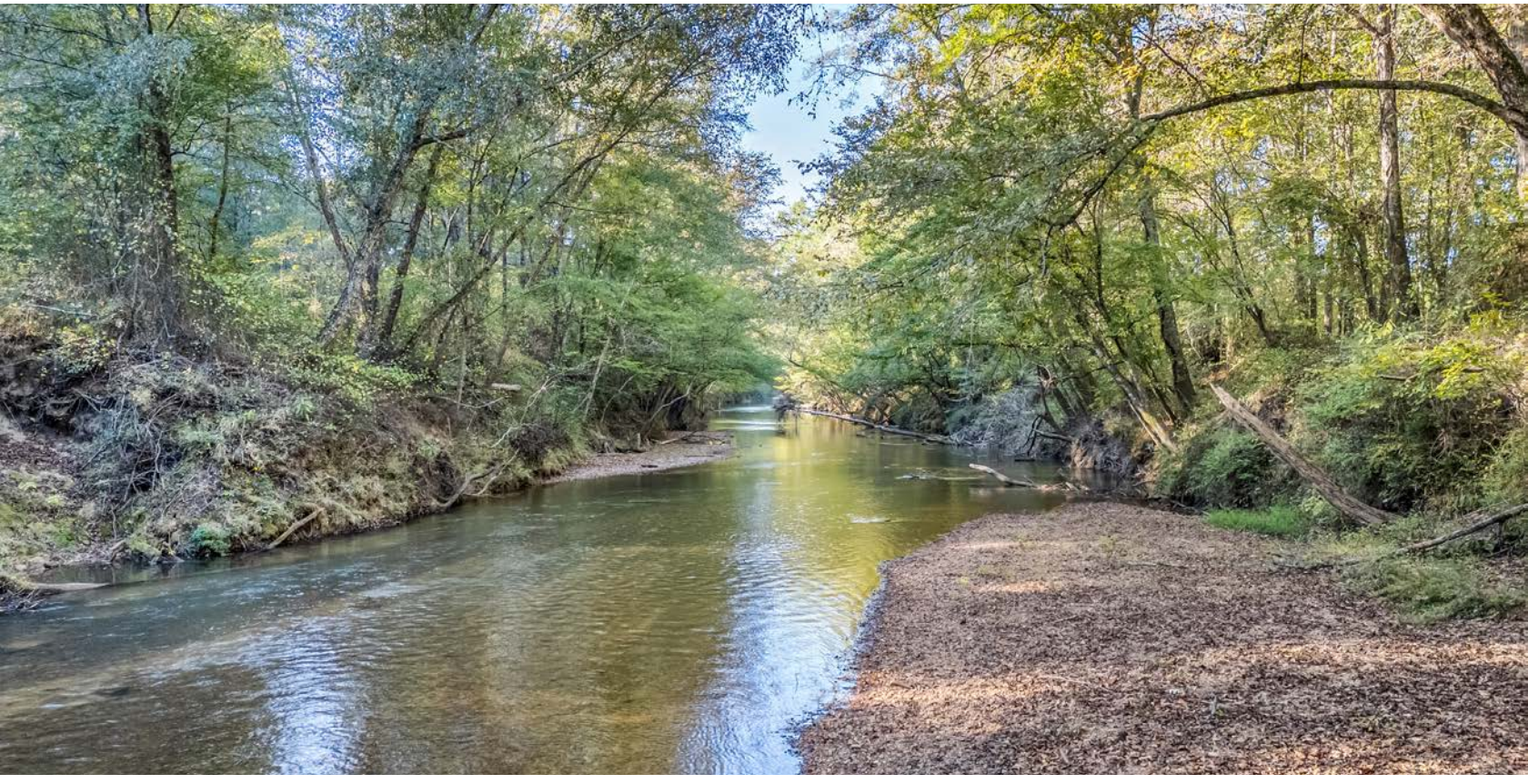






LUXAPALLILA CREEK FRONTAGE





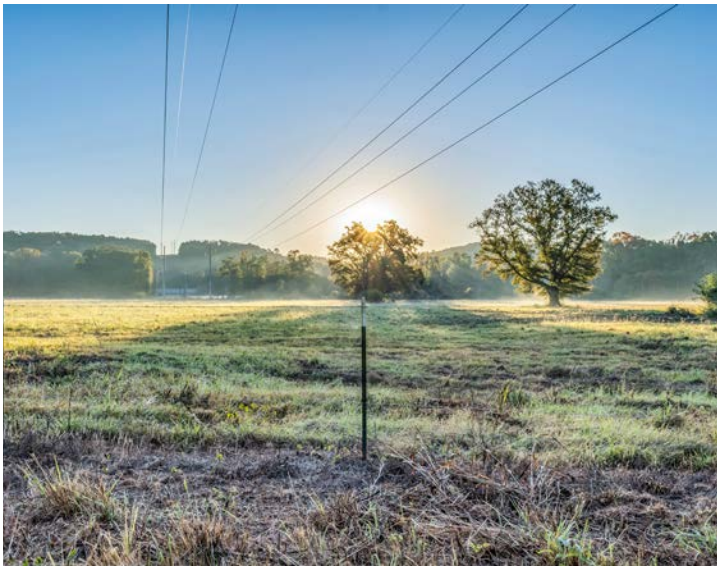
ADDITIONAL PHOTOS



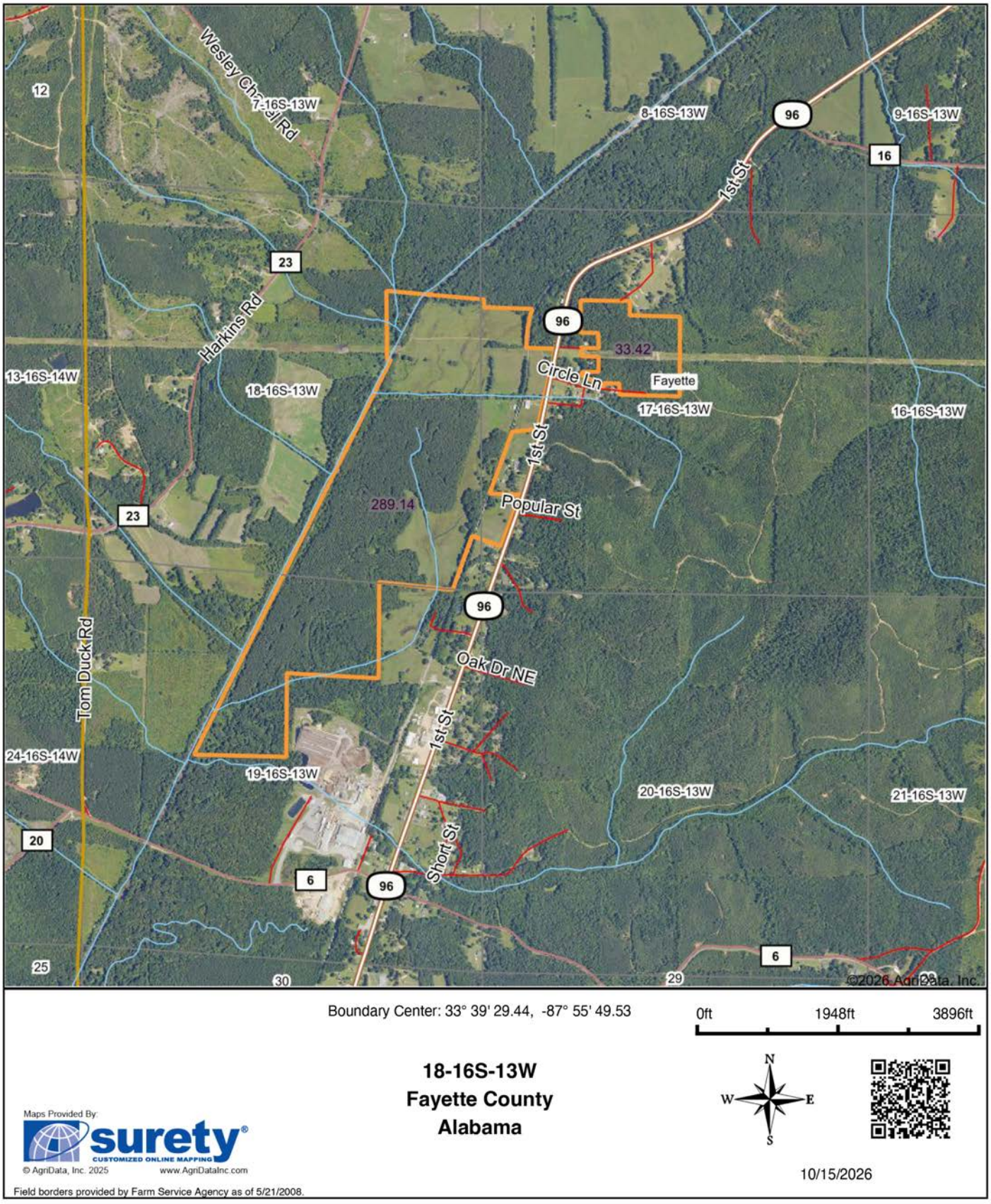








AERIAL MAP



Boundary Center: 33° 39' 29.44, -87° 55' 49.53

0ft 1948ft 3896ft

18-16S-13W
Fayette County
Alabama

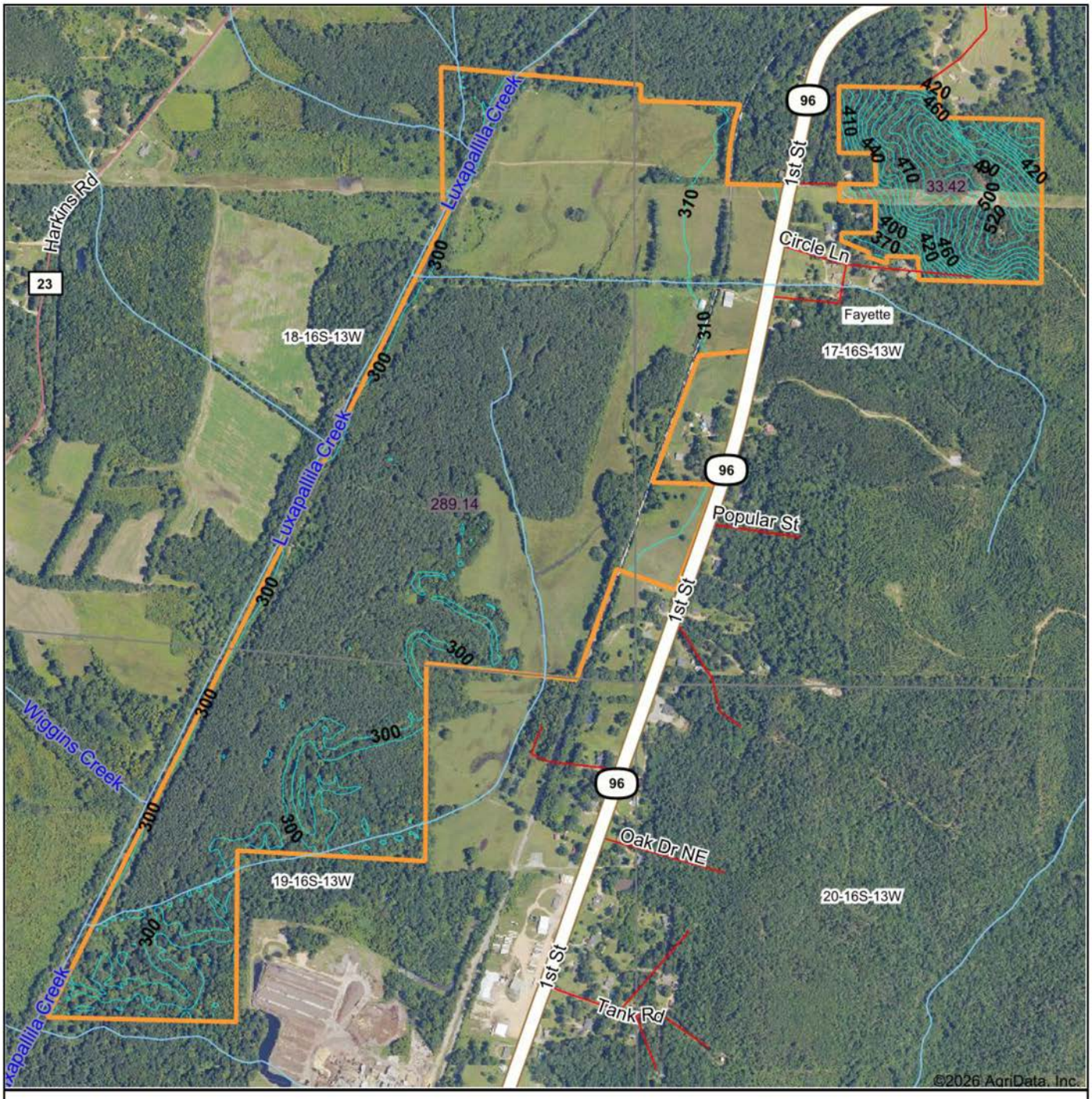
N W E S

10/15/2026

Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Source: USGS 10 meter dem
Interval(ft): 10.0
Min: 292.6
Max: 529.0
Range: 236.4
Average: 319.8
Standard Deviation: 48.52 ft

0ft 1048ft 2097ft

10/15/2026

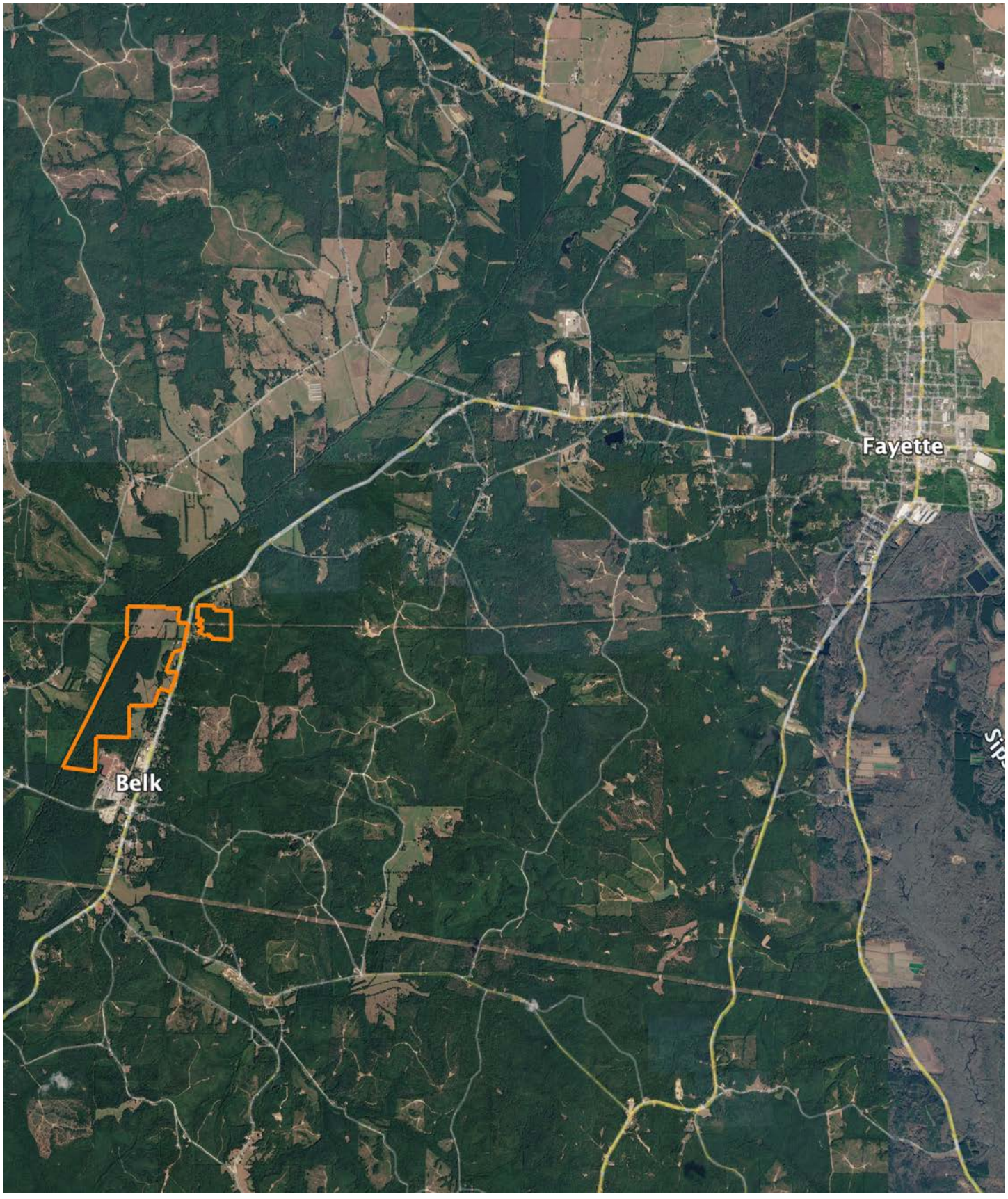
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OVERVIEW MAP



AGENT CONTACT

Born and raised in Millport, Alabama, Trenton Wilson grew up where hunting, fishing and quality time with family in the outdoors weren't hobbies, they were a way of life. His upbringing left him with a lot more than memories – it gave him a soul-level understanding of the land, and a lifelong respect for the people who care for it.

After earning a degree from the University of Alabama, Trenton built a career in sales by doing things the right way – showing up, listening close, and delivering what he said he would. Those same values guide him today as a land agent. He takes the time to get to know his clients, how to market a property with purpose, and how to match a buyer to the kind of ground that fits their life.

Trenton serves all of Alabama and Mississippi with a sharp eye and steady hand. He's an active member of Springhill Baptist Church and the kind of guy who believes that trust isn't given, it's earned.



TRENTON WILSON

LAND AGENT

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