



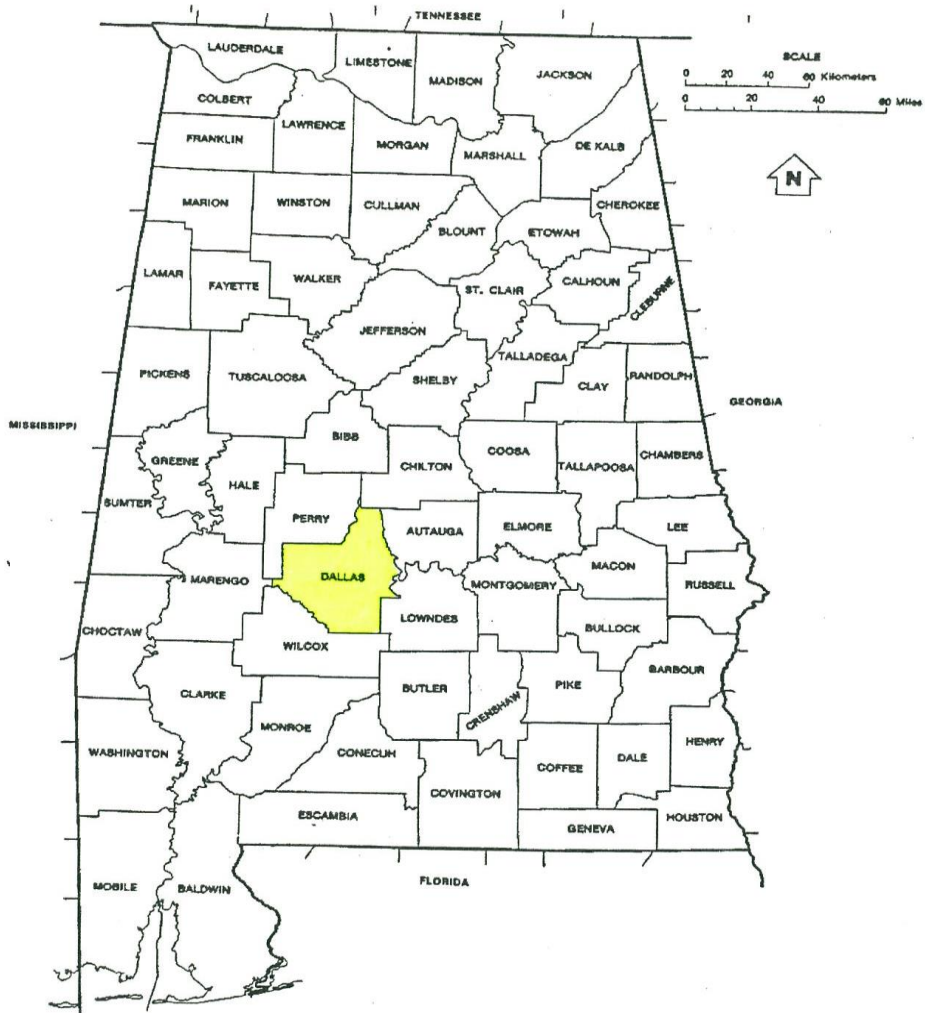
**TYLER, ALABAMA**  
**3 TRACTS FOR SALE**  
A Special Agricultural, Timber and  
Recreational Opportunity  
Located in  
Dallas County, Alabama  
the  
Heart of Alabama's Black Belt

# TABLE OF CONTENTS

<b>LOCATION MAP</b> .....	<b>2</b>
<b>PRICES</b> .....	<b>3</b>
<b>TYLER 153</b> .....	<b>4</b>
FACTS .....	5
DESCRIPTION .....	6
LOCATION MAP .....	7
TOPO MAP .....	8
AERIAL MAP.....	9
PICTURES.....	10-11
<b>TYLER 76</b> .....	<b>12</b>
FACTS .....	13
DESCRIPTION .....	14
LOCATION MAP .....	15
TOPO MAP .....	16
AERIAL MAP .....	17
PICTURES.....	18-19
<b>TYLER 84</b> .....	<b>20</b>
FACTS .....	21
DESCRIPTION .....	22
LOCATION MAP .....	23
TOPO MAP .....	24
AERIAL MAP .....	25
PICTURES.....	26-27

# State of Alabama

## Location Map



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## Dallas County, Alabama Farm/Hunting Tract Prices

Tract Name	Acres	Price/Acre	Total Price
Tyler 153	± 153	\$ ± 2,500	\$ 382,500
Tyler 76	± 76	\$ ± 2,500	\$ 190,000
Tyler 84	± 84	\$ ± 2,500	\$ 210,000
	± 313		\$ 782,500

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## Tyler 153 (Facts)

**SIZE:** 153 ± Acres

**PRICE:** \$382,500 or ± \$2,500/acre

**PROPERTY LOCATION/ACCESS:** In east central Dallas County, within Section 17 & 20, Township 16 North, Range 12 East. Subject has frontage on Dallas County Roads #461 and #460.

**TRAVEL MILEAGE:** Selma – 9 miles □ Montgomery – 35 miles □ Birmingham – 95 miles  
□ Mobile – 170 miles

**SHAPE:** Rectangle

**ADJACENT LAND USES:** Agricultural/Pasture/Timberland/Recreational

**TYPE PROPERTY:** Agricultural/Recreational/Timberland

**IMPROVEMENTS:** None

**ACREAGE BREAKDOWN:**

76 ± Acres Agriculture

69 ± Acres Timberland

8 ± Acres Roads/Other



## Tyler 153 (Description)

A rare find in the very heart of the “Black Belt,” in the quaint farming community of Tyler, Alabama - highly regarded in outdoorsman circles for its abundance of wildlife. Especially noteworthy is the high concentration and good genetics of its whitetail deer herd.

These ± 153 acres in Dallas County are located only 9 miles east of Selma, just a few miles north of US Highway 80. Montgomery, Mobile, Birmingham, Atlanta and the Florida Panhandle are easy drives.

This diverse property consists of ± 76 acres of cropland, ± 69 acres of timberland, and about 8 acres roads and other areas.

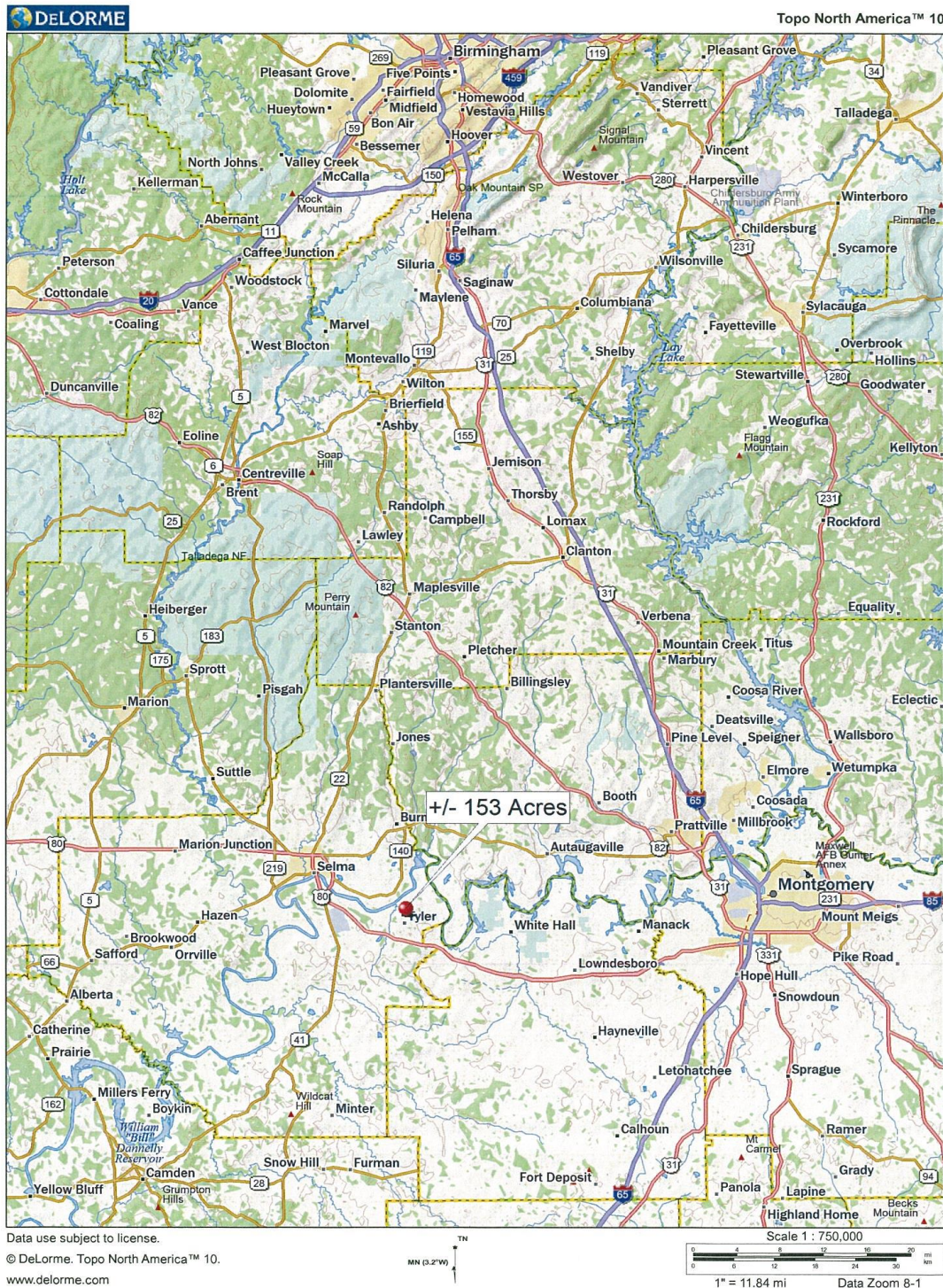
The cropland is currently leased and in production. The timber is a mix of mature and premerchantable pine and hardwood, which could provide immediate income as well as provide future investment value.

Access is excellent from county roads running along the western boundary of and through the middle of the tract.

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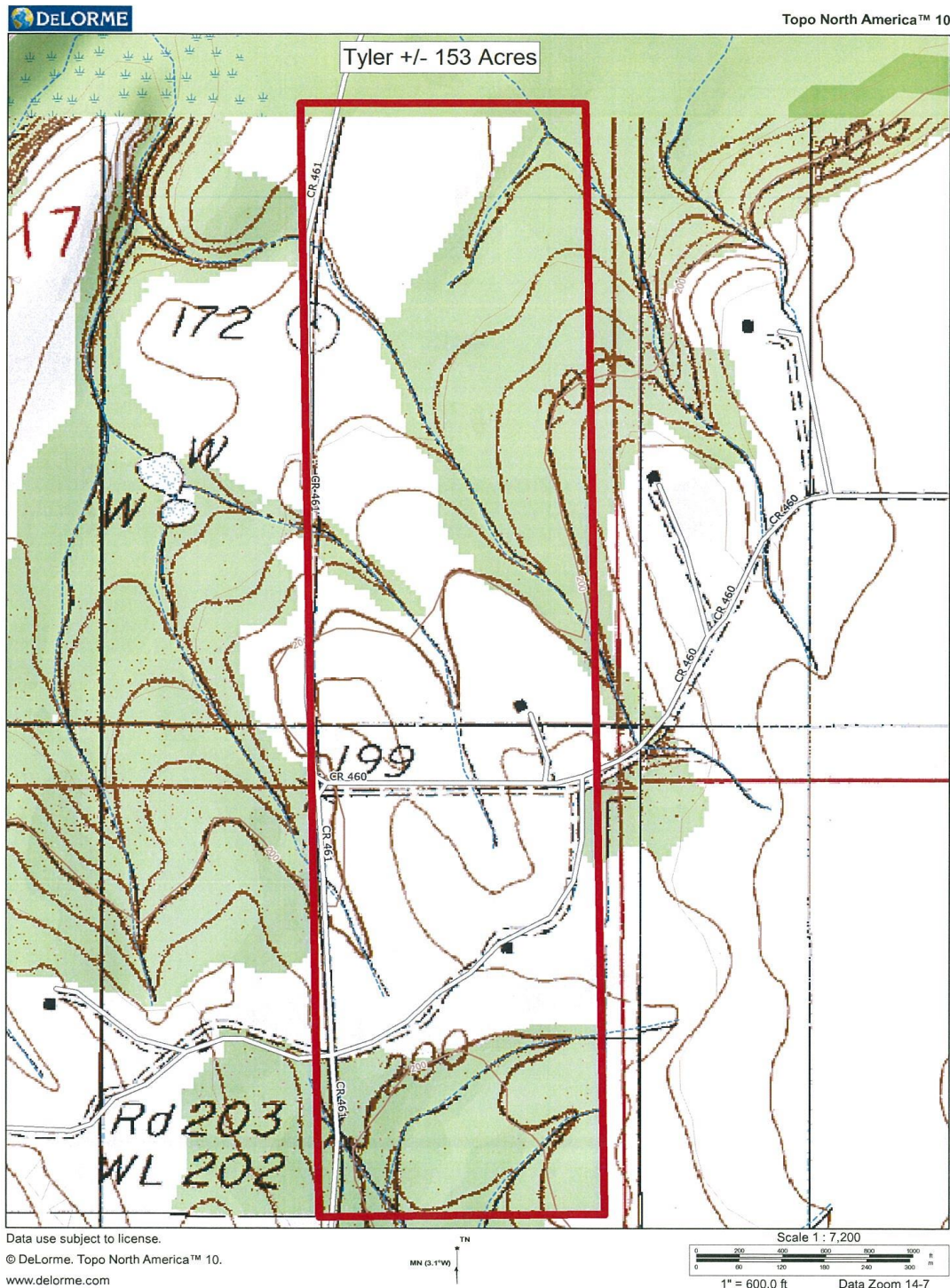
# Tyler ± 153 Acres Location Map



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# Tyler ± 153 Acres Topo Map



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# Tyler ± 153 Acres Aerial Map



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## Tyler ± 153 Acres

### Photos



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## Tyler ± 153 Acres

### Photos



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## Tyler 76 (Facts)

**SIZE:** 76 ± Acres

**PRICE:** \$190,000 or ± \$2,500/acre

**PROPERTY LOCATION/ACCESS:** In east central Dallas County, within Section 20, Township 16 North, Range 12 East. Subject has frontage on Dallas County Roads #461 and #462.

**TRAVEL MILEAGE:** Selma – 9 miles  Montgomery – 35 miles  Birmingham – 95 miles  
 Mobile – 170 miles

**SHAPE:** Rectangle

**ADJACENT LAND USES:** Agricultural/Pasture/Timberland/Recreational

**TYPE PROPERTY:** Pasture/Timberland/Recreational

**IMPROVEMENTS:** None

**ACREAGE BREAKDOWN:**

40 ± Acres Pasture/Hayfield  
36 ± Acres Timberland



## **Tyler 76**

### **(Description)**

A rare find in the very heart of the “Black Belt,” in the quaint farming community of Tyler, Alabama - highly regarded in outdoorsman circles for its abundance of wildlife. Especially noteworthy is the high concentration and good genetics of its whitetail deer herd.

This ± 76-acre tract is located in Dallas County, Alabama only 9 miles east of Selma, just a few miles north of US Highway 80. Montgomery, Mobile, Birmingham, Atlanta and the Florida Panhandle are easy drives.

About 40 acres of the tract is in pristine pasture – a great place for horses or the livestock of your choice. On the back side of this pasture/hayfield is roughly 36 acres of mature timber, where the deer and the wild turkey roam.

The tract offers wonderful county-road-access along its western boundary. Fences and gates are in place. This tract is ready to hunt and ready to farm.

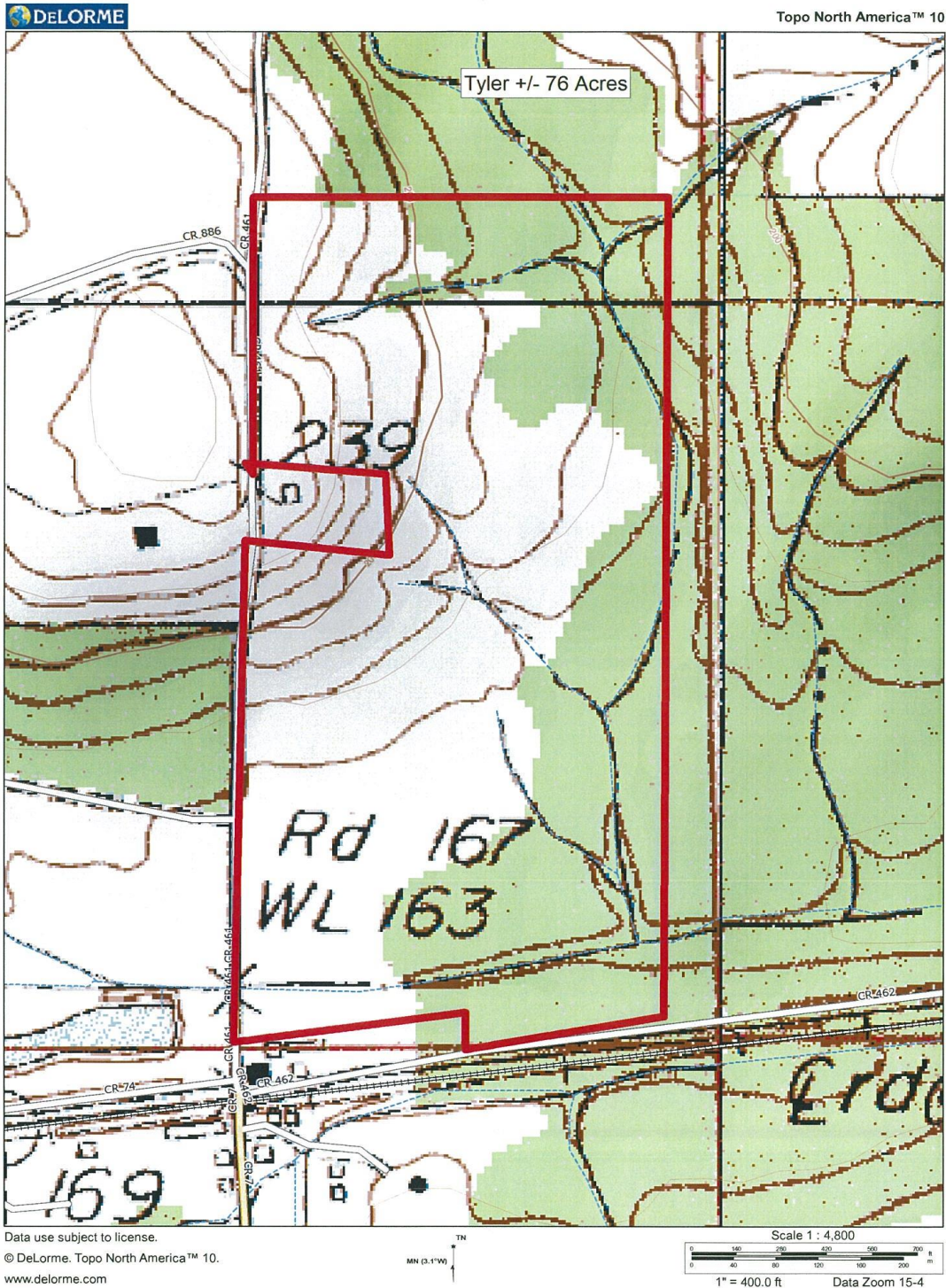
# Tyler ± 76 Acres Location Map



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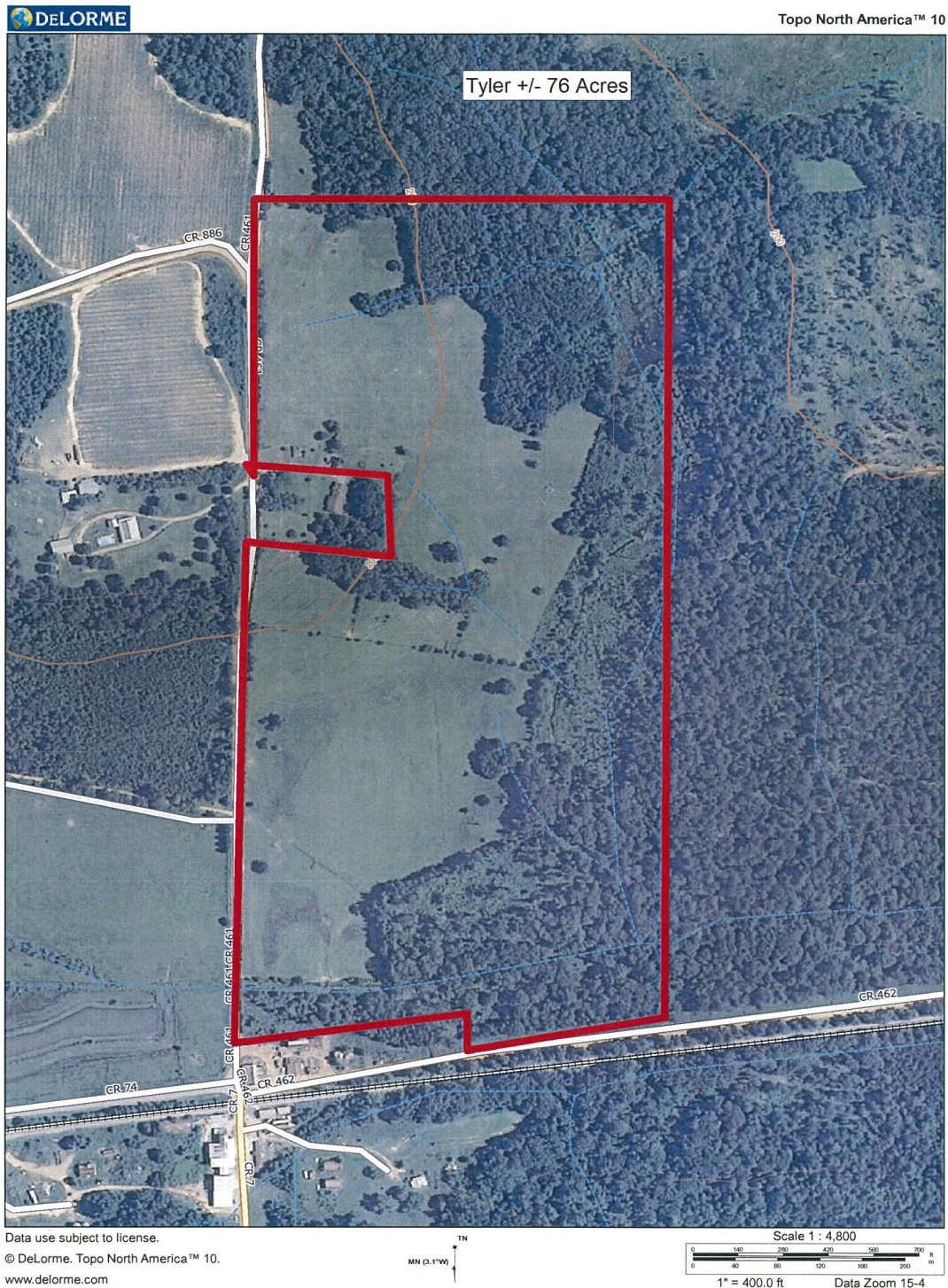


# Tyler ± 76 Acres Topo Map



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# Tyler ± 76 Acres Aerial Map



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## Tyler ± 76 Acres Photos



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## Tyler ± 76 Acres Photos



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## Tyler 84 (Facts)

**SIZE:** 84 ± Acres

**PRICE:** \$210,000 or ± \$2,500/acre

**PROPERTY LOCATION/ACCESS:** In east central Dallas County, within Section 21, Township 16 North, Range 12 East. Subject has frontage on Dallas County Roads #462 and #459.

**Travel Mileage:** Selma – 9 miles □ Montgomery – 35 miles □ Birmingham – 95 miles  
□ Mobile – 170 miles

**SHAPE:** Rectangular

**ADJACENT LAND USES:** Agricultural/Timberland/Recreational

**TYPE PROPERTY:** Timberland/Recreational

**IMPROVEMENTS:** None

**ACREAGE BREAKDOWN:**

- 24 ± Acres Pecan Orchard
- 38 ± Acres Timberland
- 16 ± Acres Clearcut
- 6 ± Acres Roads and Railroad



## Tyler 84 (Description)

Wow! How often do you get a chance to purchase an awesome piece of hunting property with a ± 24-acre mature pecan grove on it?

That's not all! This tract has a little bit everything:

- Pecan Grove (with beautiful built-in wildlife lanes)
- Planted pines near being ready to thin.
- Mature hardwood bottom with some oak trees so big it would take 3 or 4 grown men to reach around.
- A free-running creek that crosses the property.
- Great access from county roads running through the tract and along its western boundary.

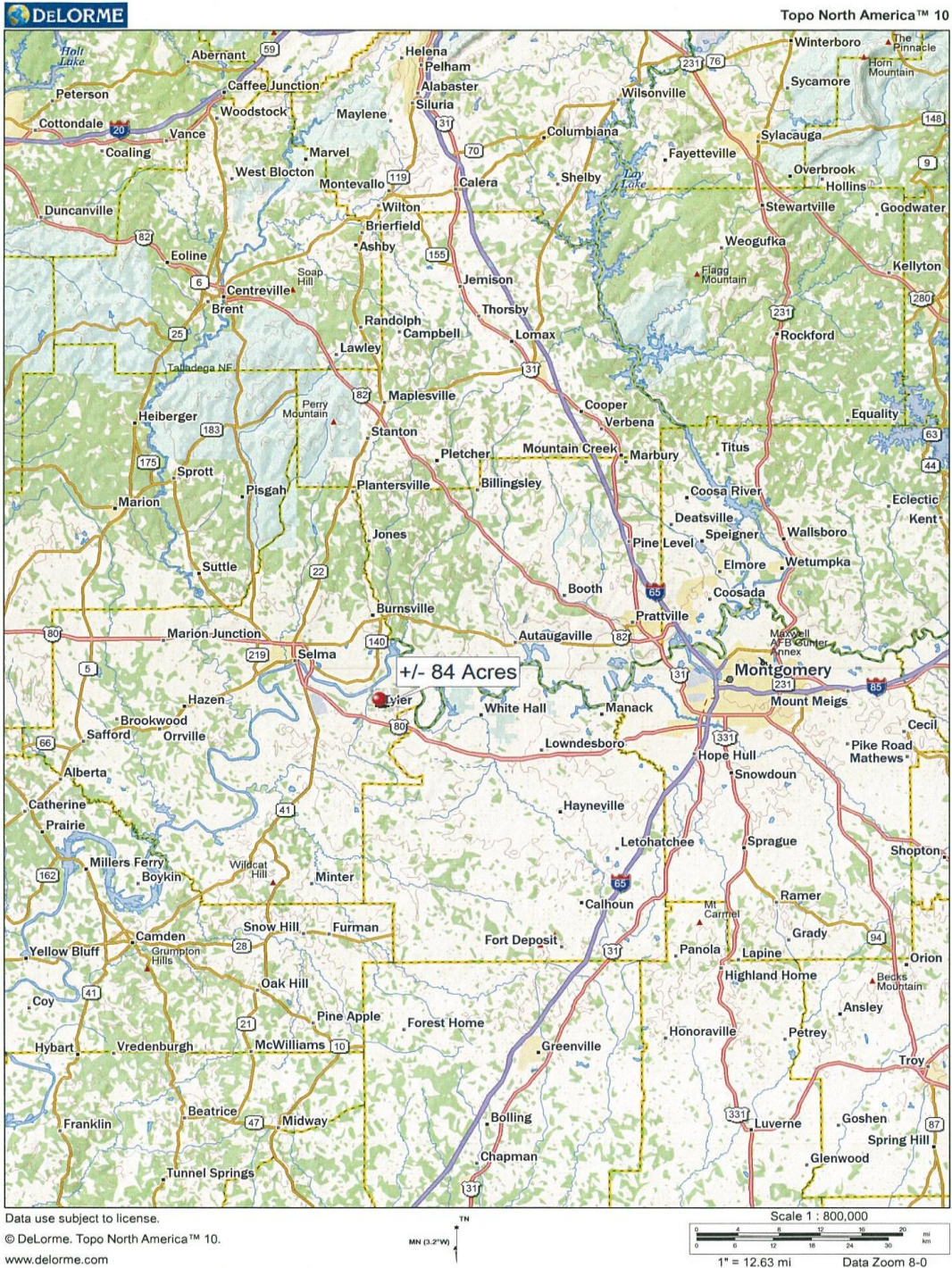
A rare find in the very heart of the “Black Belt,” in the quaint farming community of Tyler, Alabama - highly regarded in outdoorsman circles for its abundance of wildlife. Especially noteworthy is the high concentration and good genetics of its whitetail deer herd.

This tract includes ± 84 acres located in Dallas County, Alabama. It is only 9 miles east of Selma, just a few miles north of US Highway 80. Montgomery, Mobile, Birmingham, Atlanta and the Florida Panhandle are easy drives.

This tract has surprising diversity for a tract of its size. The property includes ± 24 acres of pecan orchard, ± 38 acres of timberland, and 16 acres freshly-harvested timberland acres ready to be site-prepped and planted in trees or converted to cropland and/or game openings. The small remaining acreage is in roads, creeks, etc.

This is a truly special opportunity for a uniquely multi-featured hunting and investment property.

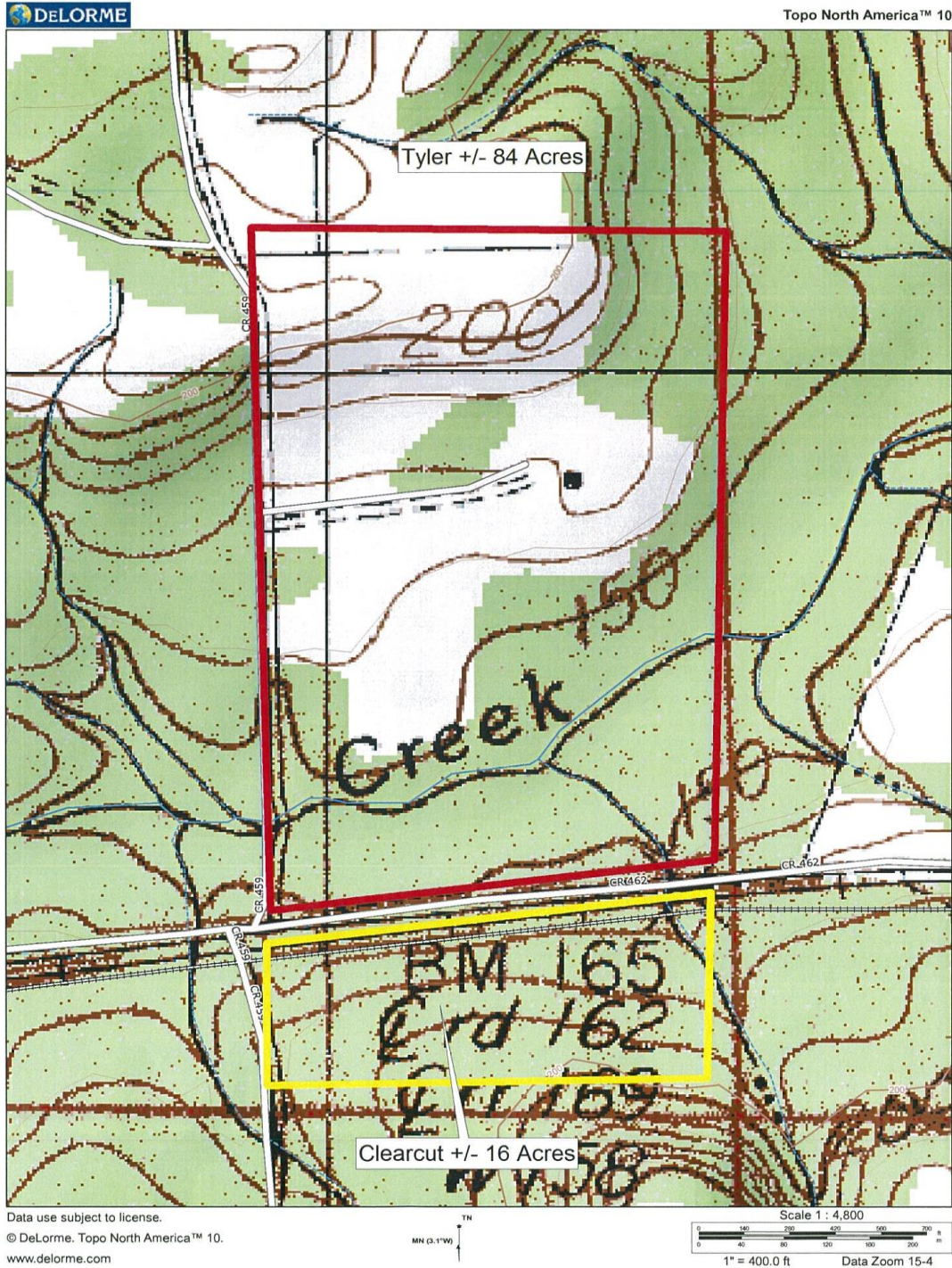
# Tyler ± 84 Acres Location Map



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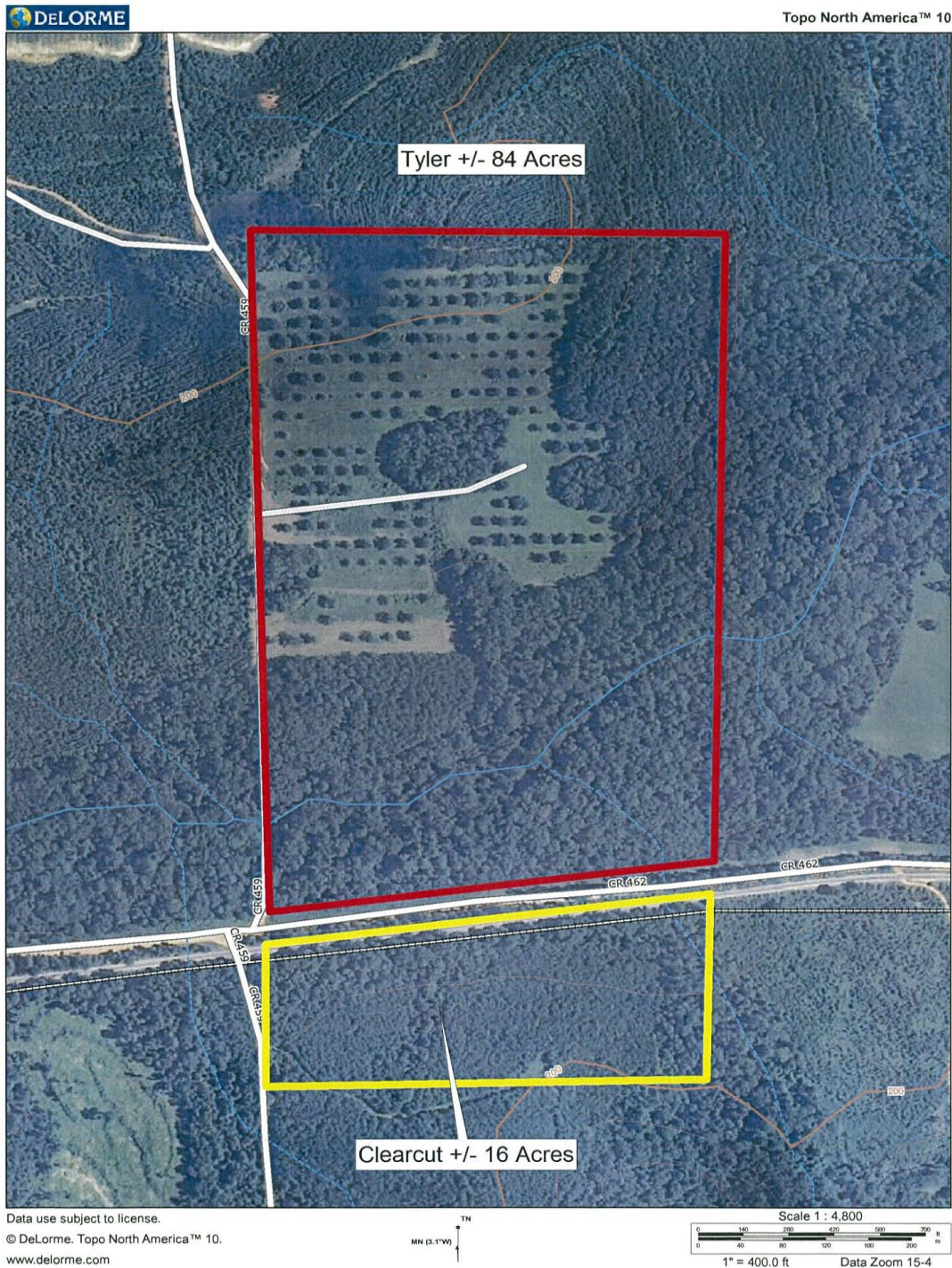


# Tyler ± 84 Acres Topo Map



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# Tyler ± 84 Acres Aerial Map



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## Tyler ± 84 Acres Photos



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## Tyler ± 84 Acres Photos



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