



The Bend (Facts)

SIZE: 827 +/- Acres

PRICE: \$2,894,500 or \$3500/acre

PROPERTY LOCATION/ACCESS: In east Dallas County on Alabama River, within Section 22, 23, 26, & 27, Township 17 North, Range 12 East.

TRAVEL MILEAGE: Selma – 17 miles ☐ Montgomery – 40 miles ☐ Birmingham – 100 miles ☐
Mobile – 170 miles

SHAPE: Irregular

ADJACENT LAND USES: Agricultural/timberland/Recreational

TYPE PROPERTY: Rural Timberland/Recreational (deer, turkey, dove, duck, hogs)

IMPROVEMENTS: Shooting Houses/Greenfields/Internal Roads



The Bend **(Description)**

We are offering a full bend in the Alabama River in Dallas County, Alabama of roughly 827 acres.

This is the northernmost portion of what is called Durant Bend, near Tyler.

This is among the highest quality recreational tracts to be found on the market at this time. Roughly six miles of riverfront. Complete control of access. Alabama Black Belt game, including whitetails, turkeys, wild hogs, dove, waterfowl.

The tract has a mix of mature hardwood and pine timber as well as young- and medium-aged timber, which can provide investment income immediately and in the years to come. Our sister company Buchanan Timber & Forestry, LLC is available to assist in your timber management needs.

Buchanan Timber is currently enhancing the existing road system as well as opening new access roads throughout the property.

Stay tuned here for more information, maps, aerial footage and additional ground-level stills and videos.

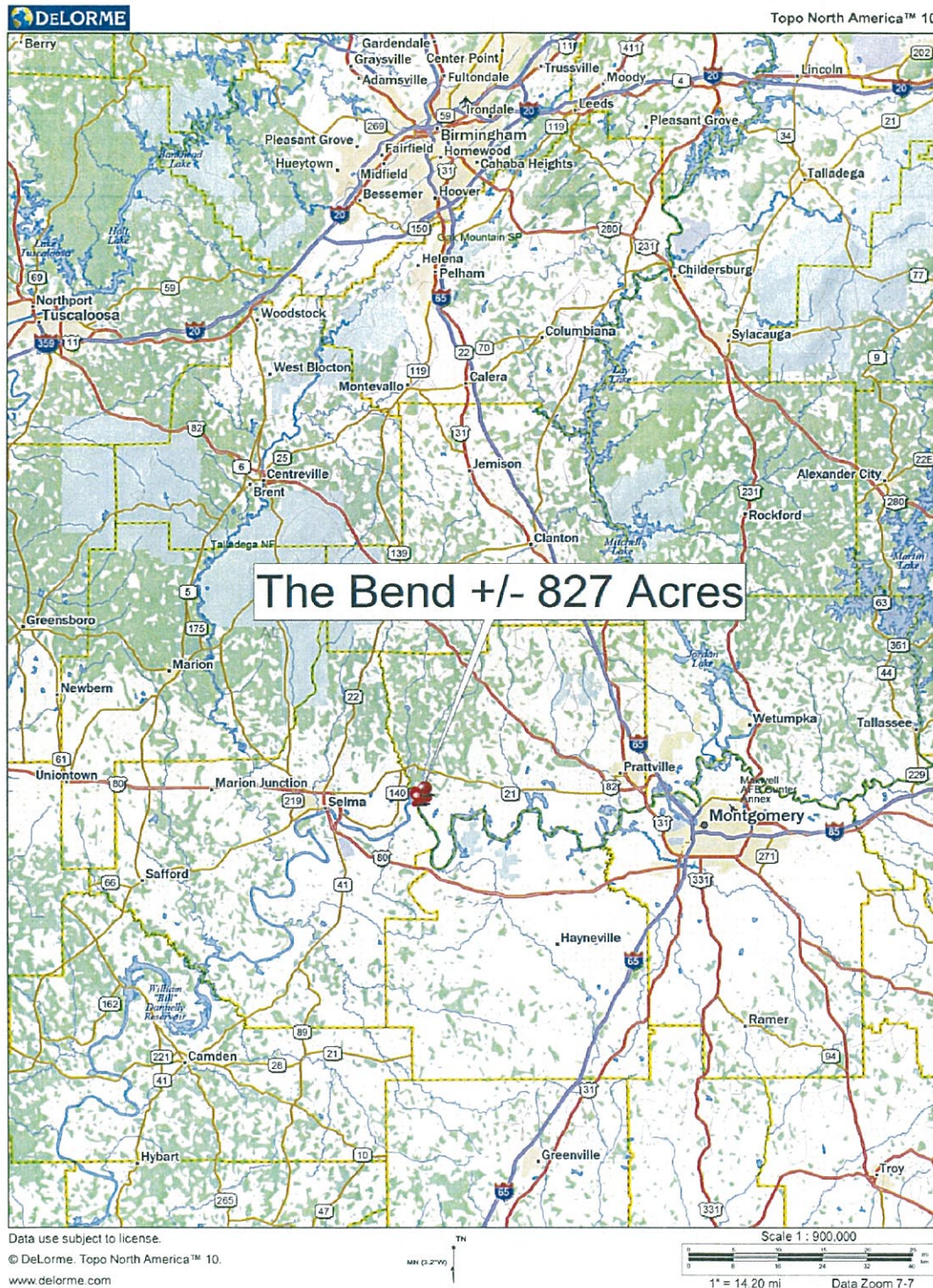
Call us at 800-200-LAND to discuss the tract further or to arrange a show-me trip.

The distinctive farming community of Tyler (shown below) includes several local churches, a local volunteer fire department, and many beautiful farms and homes.

The Bend +/- 827 Acres



Location Map

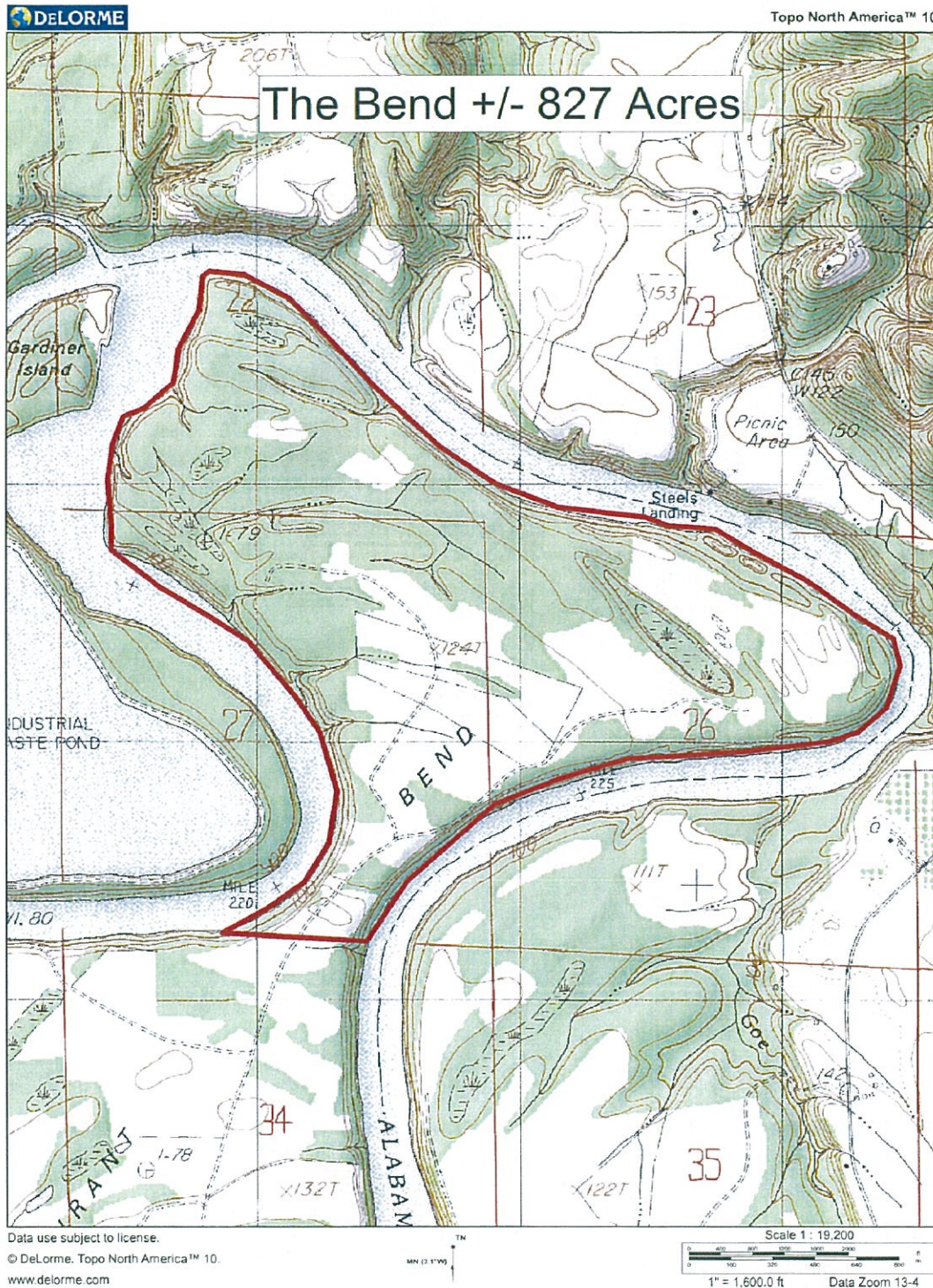


Agents have used their best efforts and good faith to obtain reliable information. TrueSouth Properties, or any of its agents, cannot guarantee the accuracy of any information. Information is collected by agents from sources that agents deem reliable.

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Topo Map

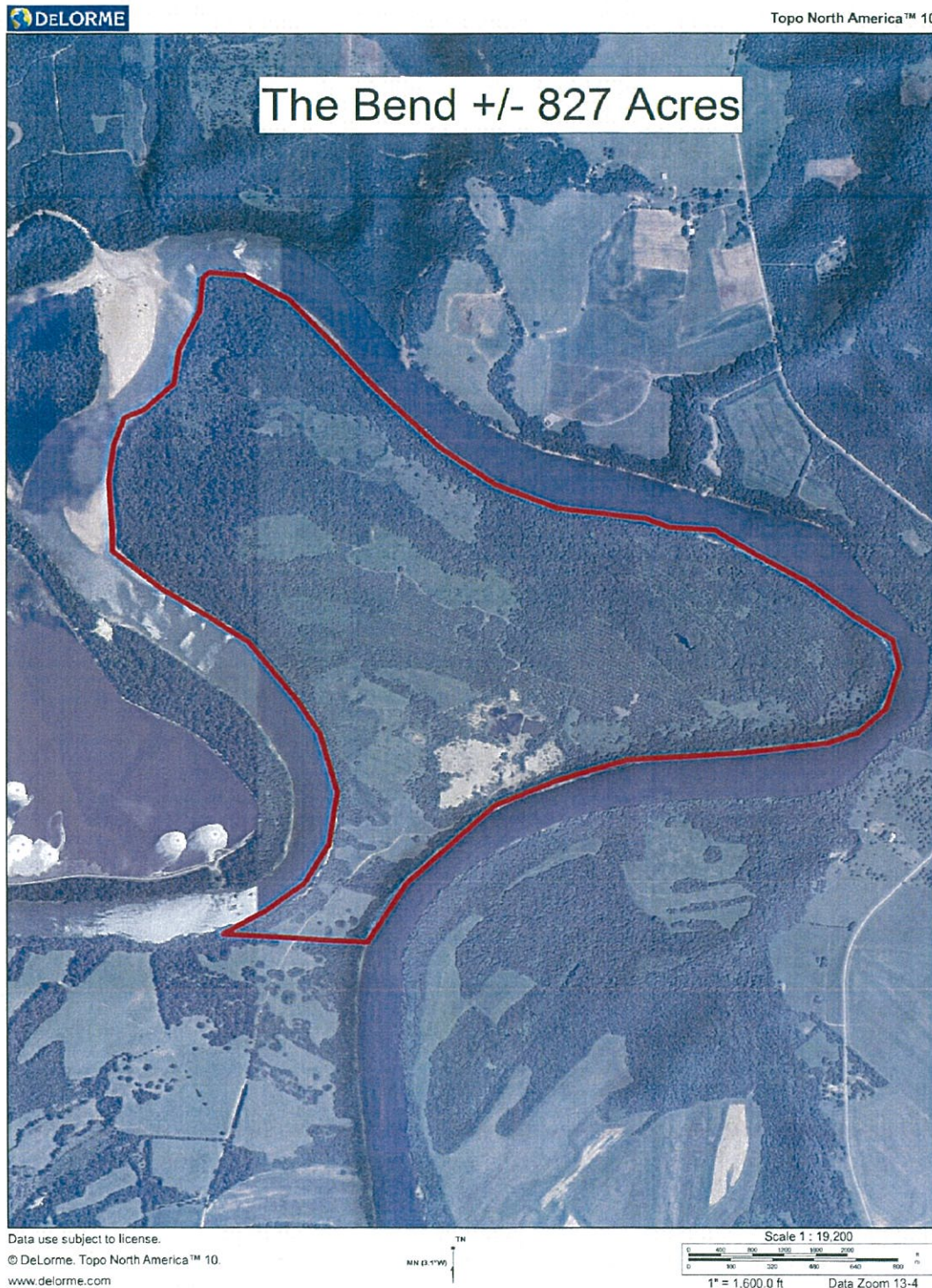


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Aerial Map



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Photos



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