



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

20± ACRES
CHOCTAW COUNTY, AL
\$68,900



OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE CHOCTAW 20

PROPERTY PROFILE

LOCATION:

- Tortoise Road
Lisman, AL 36912
- Deeded Access
- Choctaw County
- 12± Miles S of Cuba
- 24± Miles SE of Meridian
- 29± Miles SW of Livingston
- 89± Miles SW of Tuscaloosa

COORDINATES:

- 32.2891, -88.38575

PROPERTY USE:

- Potential Home/Camp Site
- Hunting
- Recreation
- Investment

PROPERTY INFORMATION:

- 20± Secluded Acres
- Deer and Turkey
- Food Plot
- Lob Lolly Pine Trees
- Potential Pond Site
- Borders Hyndes Branch
- Hardwoods

TAX INFORMATION:

- 2024: \$66.00
- Parcel ID 0502090000005000
(0502090000005000)
- Parcel ID 0502090000005001
(0502090000005001)



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DANIEL HAYES

LAND SPECIALIST

C: 205-317-0161

O: 334-931-0090

daniel@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CHOCTAW 20

IF YOU ARE LOOKING FOR A SMALL HUNTING TRACT, WEEKEND GETAWAY, OR FUTURE BUILD SITE, THE CHOCTAW 20 IS A STRONG CHOICE! Located in northern Choctaw County, Alabama, approximately 12 miles south of Cuba, this secluded 20± acre tract offers excellent hunting and recreational potential. With access via deeded easement, the property was clear cut in 2010 immediately replanted in lob lolly pine trees, with a few acres of hardwoods along the backside bordering Hyndes Branch.



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MORE ABOUT THE CHOCTAW 20

There is an established food plot with a shooting house already in place, making this tract ready to hunt. Hyndes Branch creates a beautiful hardwood bottom and provides a reliable water source for wildlife.

The land also offers two potential pond sites and several ideal locations for a home or hunting camp. Deer and turkey hunting is excellent in the area, and the secluded setting provides privacy and low pressure.

Take advantage of a great opportunity, and let's go tour the Choctaw 20! Call Daniel Hayes to schedule a showing and experience #TheSmallTownWay!



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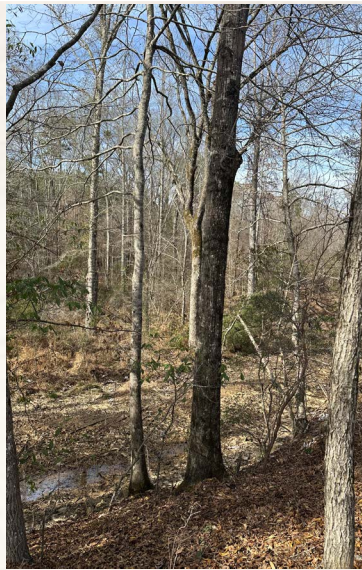
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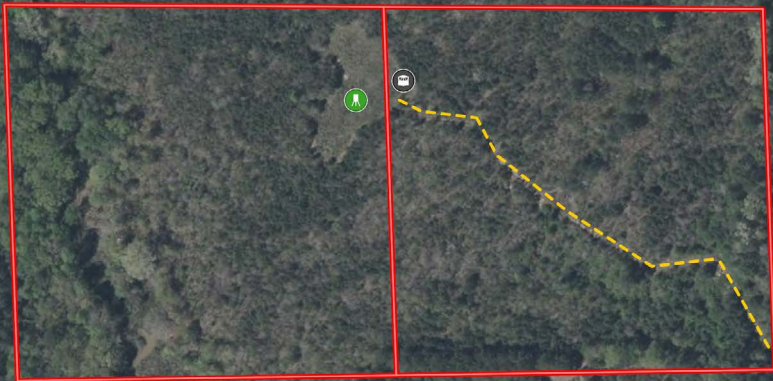
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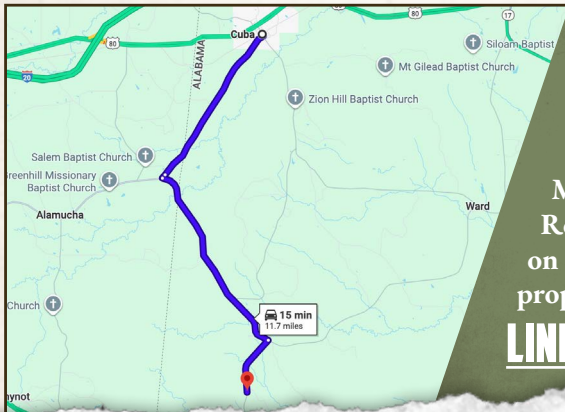
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CHOCTAW COUNTY, ALABAMA



land **id.** LINK

TORTOISE RD



Driving Directions From Cuba, AL:
Travel 3.3 miles south on 3rd Street and continue on Co Road 10. Turn right on CR-5 and proceed 5.1 miles. Make a sharp left on TK Culpepper Road and travel 1.6 miles. Turn right on Tortoise Road and in 1.8 miles the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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