



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**20± ACRES**  
**CHOCTAW COUNTY, AL**  
**\$68,900**



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# 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)



**DANIEL HAYES**

*LAND SPECIALIST*

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

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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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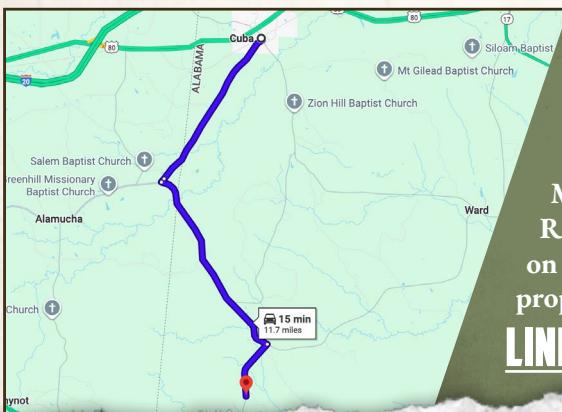
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20± ACRES

CHOCTAW COUNTY, ALABAMA



**land id. <sup>TM</sup>** **LINK**



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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