

Larson &  
McGowin  
P R O P E R T I E S

# Hatter North NEW TRACT

**653± Acres In**  
**Mobile County, Alabama**  
**\$2,612,000**



**TIMBERLAND | HUNTING | INVESTMENT PROPERTY**

The Hatter Tract is located just minutes from downtown Mobile and the fast developing commercial area of Saraland. Minutes from the fast developing commercial area of Saraland at the I-65 interchange which includes a Publix, Infirmary Health's new and expanding medical facility, restaurants, motels and shopping. Saraland has excellent real estate prospects, a quality school district, good infrastructure, low crime and new construction of higher value homes and subdivisions. The property has been held by the same ownership and professionally managed as timberland by Larson & McGowin, LLC for over 50 years. Longleaf pine covers the majority of the land. Some areas are recently planted loblolly pine. There is abundant wildlife including deer, turkey and bear. Clear flowing Sawmill Creek runs along the property line for over a mile. It is currently leased to an active, conscientious hunting club. Beautiful scenic views are afforded from many locations including some of the first high points west of the Mobile Delta. Offered at \$2,612,000

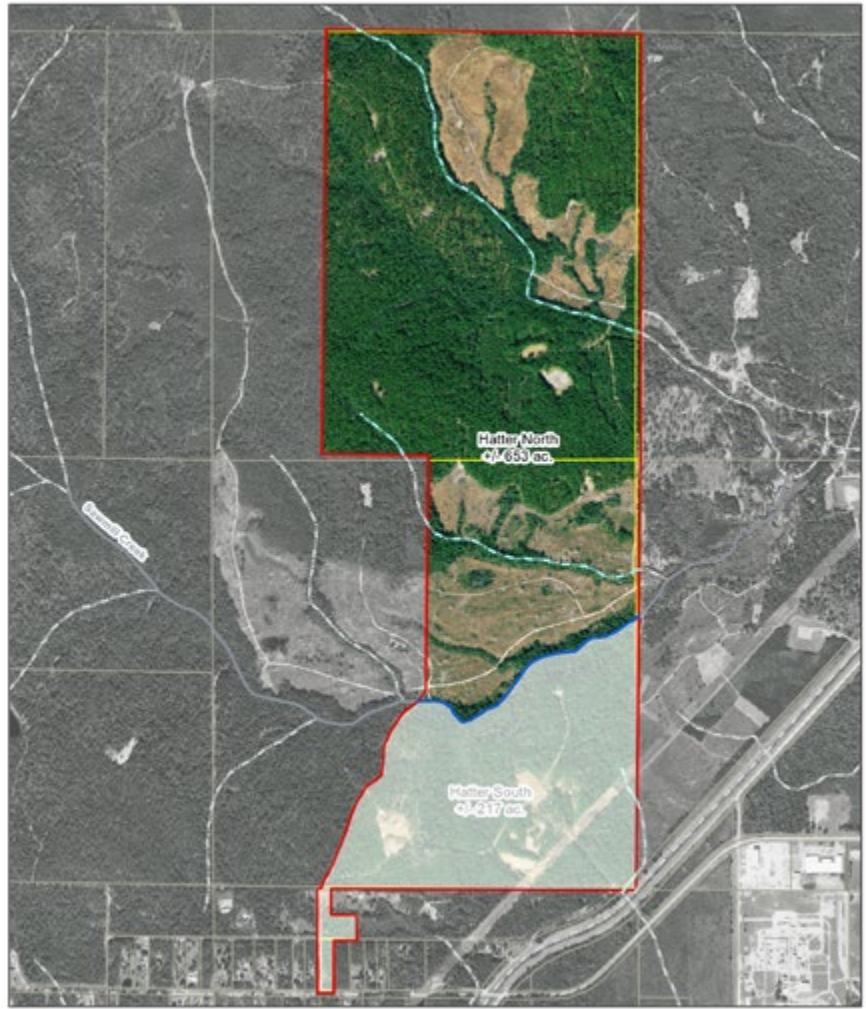
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PROPERTIES

# Hatter North NEW TRACT

653± Acres In  
Mobile County, Alabama  
\$2,612,000



Well Stocked with Longleaf Pine  
Good Hunting/Recreational Use  
Profitable, Permitted

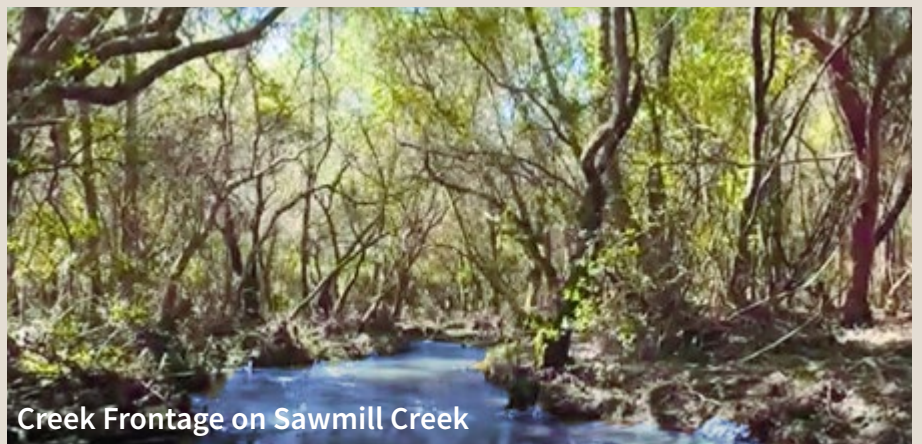


Hatter Tract  
T 15S, R 11W, Section 33  
T 25S, R 11W, Section 4 & 9  
Mobile County, AL

0 0.125 0.25 0.5 0.75 1 Miles  
Map is for reference purposes only. Data cannot be guaranteed nor warranted by LRP Properties. Imagery 2019



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Creek Frontage on Sawmill Creek

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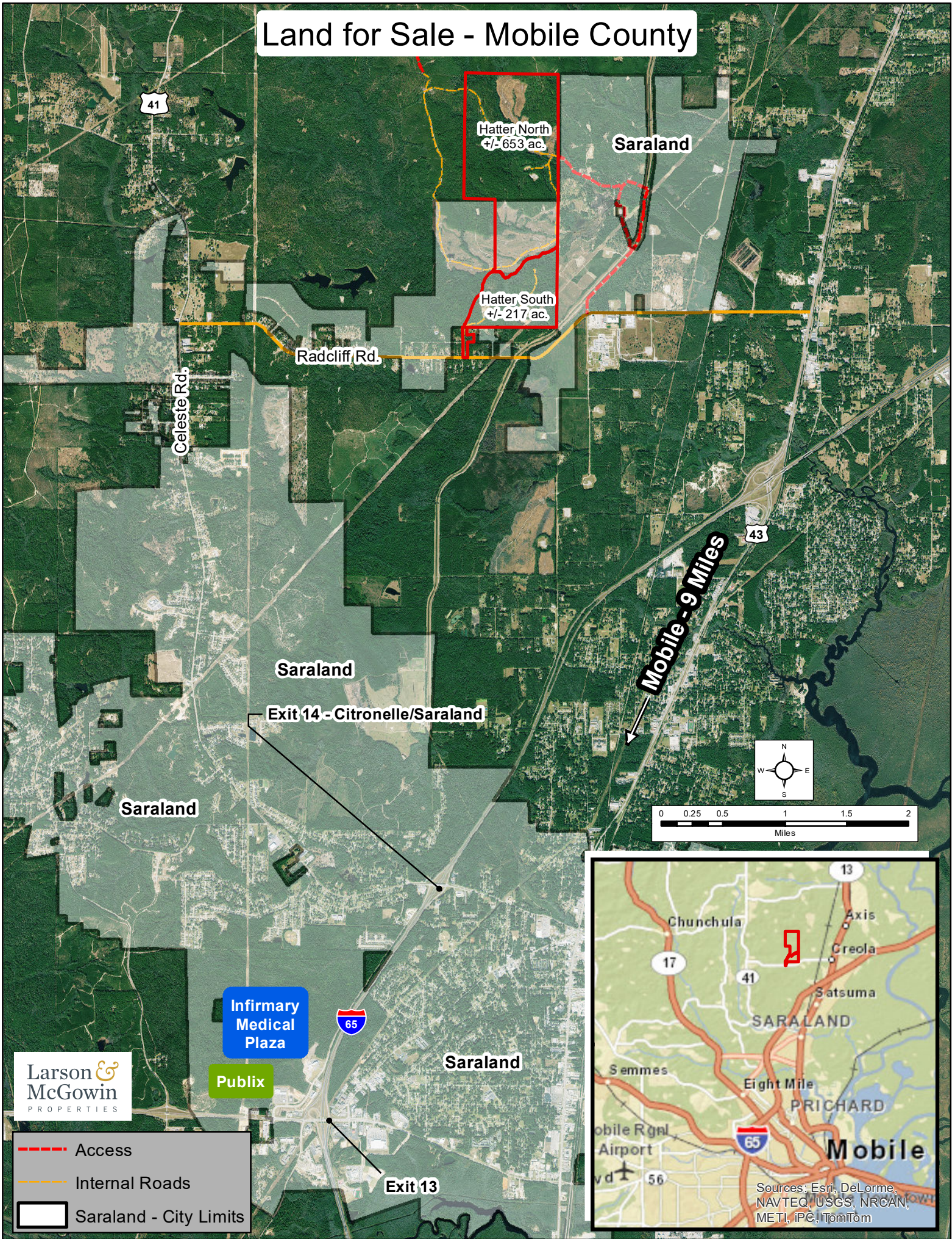
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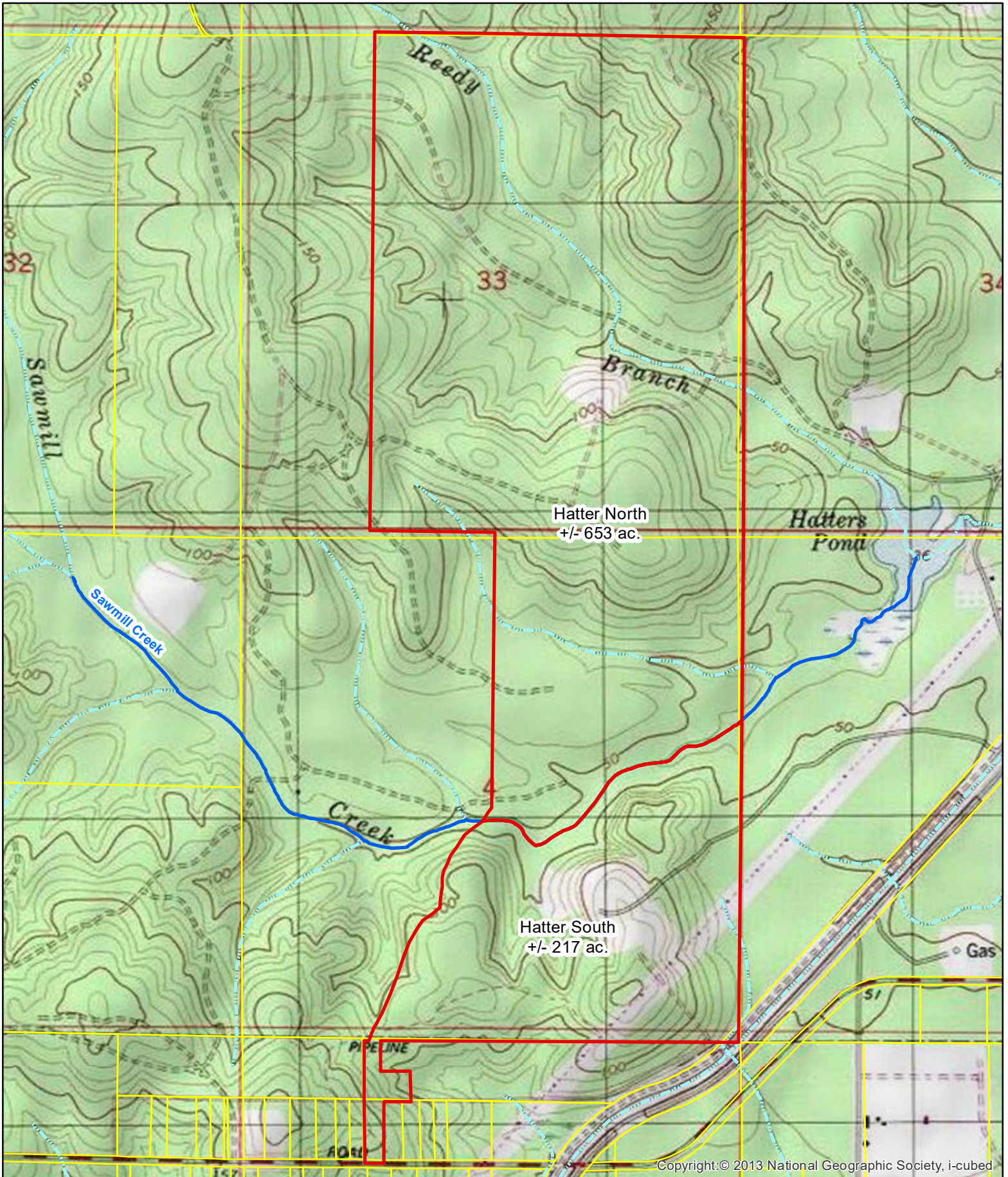
10 N. Florida Street, Mobile, AL 36652 | Branch Offices: Greenville, Alabama | Mobile, Alabama | Merryville, Louisiana  
Licensed in AL, MS, TN, LA, TX, AR, GA, KY, FL, & SC

# Land for Sale - Mobile County



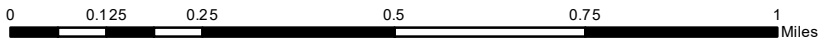
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- Access
- - - Internal Roads
- Saraland - City Limits



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**Hatter Tract**  
T 1S, R1W, Section 33  
T2S, R1W, Section 4 & 9  
Mobile County, AL



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