

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

Hatter North NEW TRACT

1,180± Acres In
Mobile County, Alabama
\$3,540,000

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 \$3,540,000

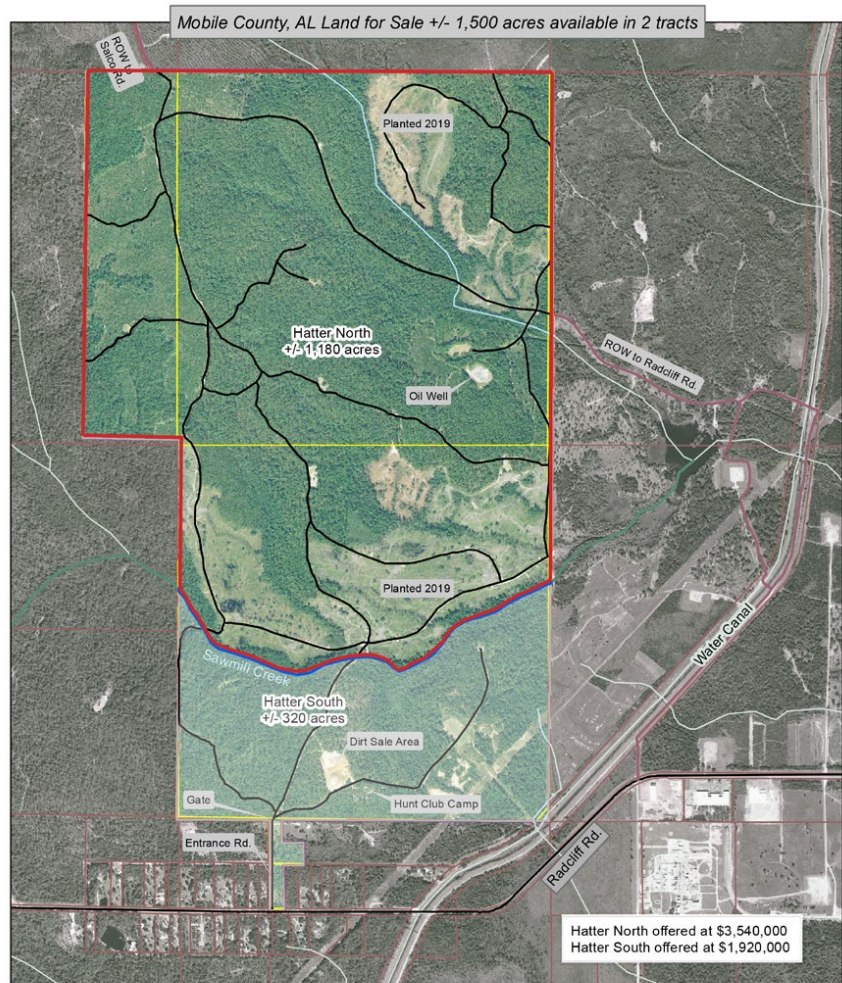
Larson &
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PROPERTIES

Hatter North NEW TRACT

**1,180± Acres In
Mobile County, Alabama
\$3,540,000**



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



Hatter Tract

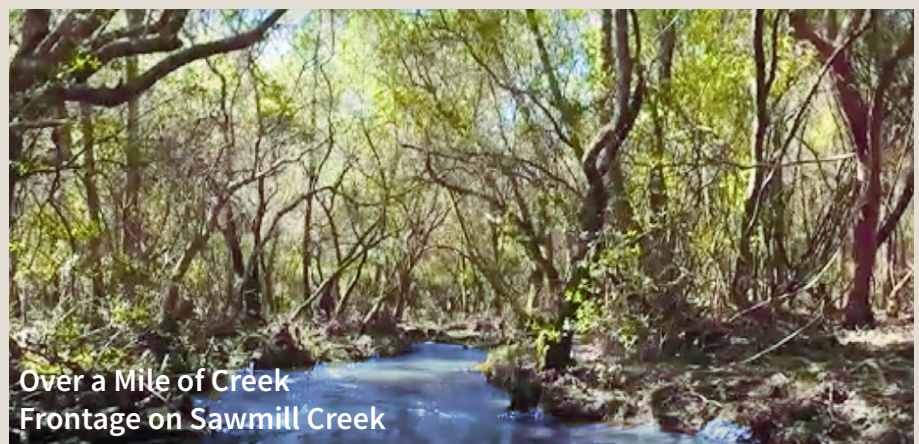
T1S, R1W - Sections 33 & 32
T2S, R1W, Sections 4 & 9
Mobile County, AL

0 0.125 0.25 0.5 0.75 1 Miles

Map is for reference purposes only. Data cannot be guaranteed nor warranted by LMI.
Map by JGL; 8/31/2020; Image Captured 2017



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PROPERTIES



Over a Mile of Creek
Frontage on Sawmill Creek

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PROPERTIES

Jessica L.
Little

Qualifying Broker

jlittle@larsonmcgowin.com

Office: 251.273.6674 | Mobile: 251.604.7768

www.larsonmcgowinproperties.com

10 N. Florida Street, Mobile, AL 36652 | Branch Offices: Greenville, Alabama | Mobile, Alabama | Merryville, Louisiana
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