

# Larson & McGowin PROPERTIES

## Waller Road TRACT

756 ± Acres in Lowndes County, Alabama



**The Waller Road Tract is located just south of Mt. Willing in Lowndes County.** Pine plantations and intermittent prairie soils create a mosaic pattern of cover types provides plenty of high-quality edge habitat for wildlife. The tract also is growing pine plantations for future timber harvest. There is an old pond on the tract that is certain to attract waterfowl in the winter months. Direct paved road access and good internal roads make getting around on this tract quite easy. Offered at \$1,360,000



**Chandler  
Graham**  
Qualifying Broker

[cgraham@larsonmcgowin.com](mailto:cgraham@larsonmcgowin.com)

Phone: 205.977.7706 | Mobile: 334.734.1382

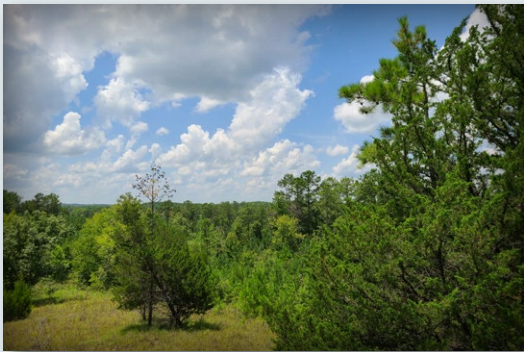
[www.larsonmcgowinproperties.com](http://www.larsonmcgowinproperties.com)



Larson &  
McGowin  
PROPERTIES

Waller Road  
TRACT

756 ± Acres in Lowndes County, Alabama



 Larson &  
McGowin  
PROPERTIES

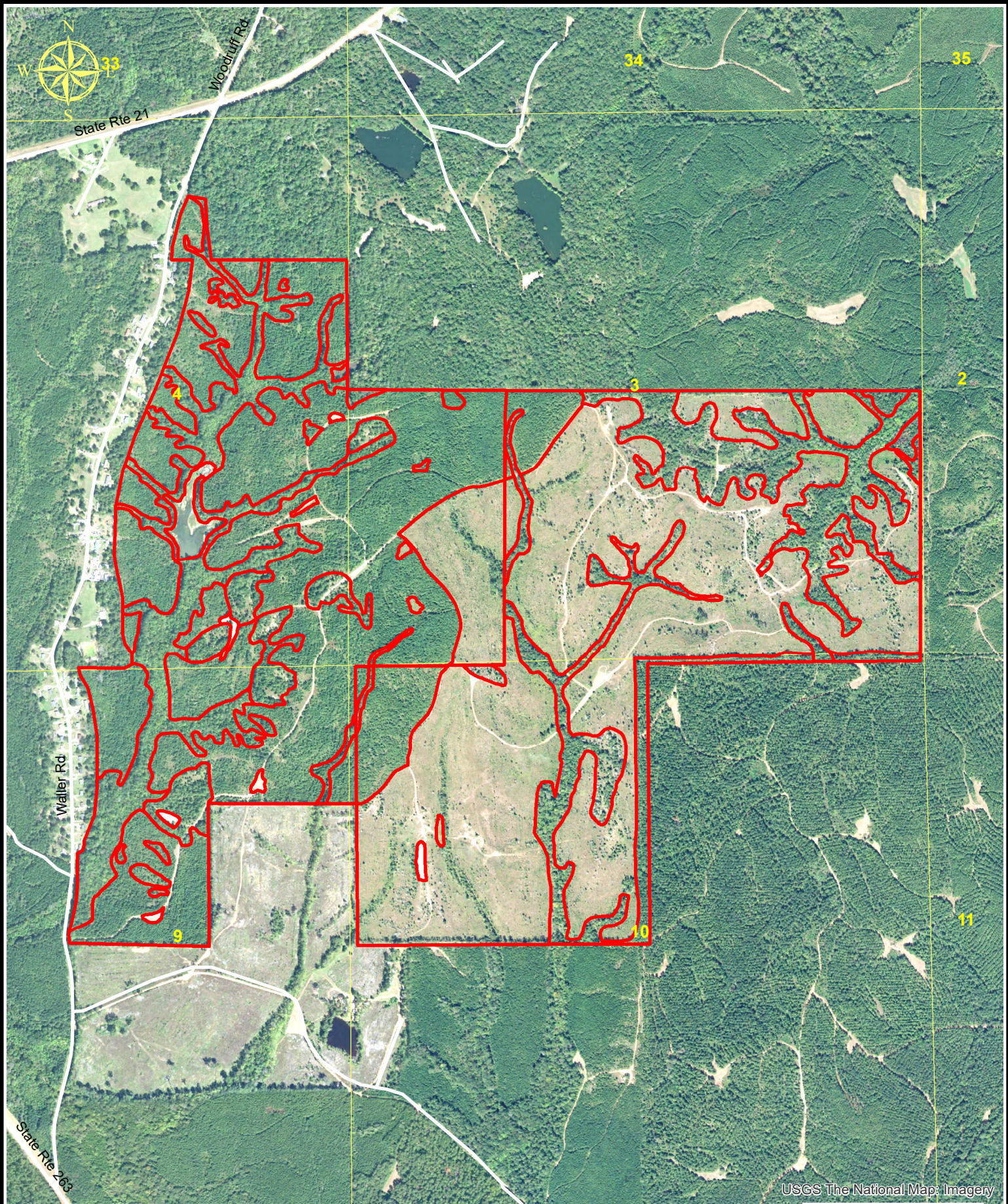
Chandler  
Graham  
Qualifying Broker

[cgraham@larsonmcgowin.com](mailto:cgraham@larsonmcgowin.com)

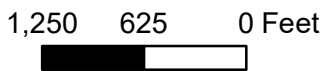
Phone: 205.977.7706 | Mobile: 334.734.1382

[www.larsonmcgowinproperties.com](http://www.larsonmcgowinproperties.com)





USCS The National Map: Imagery



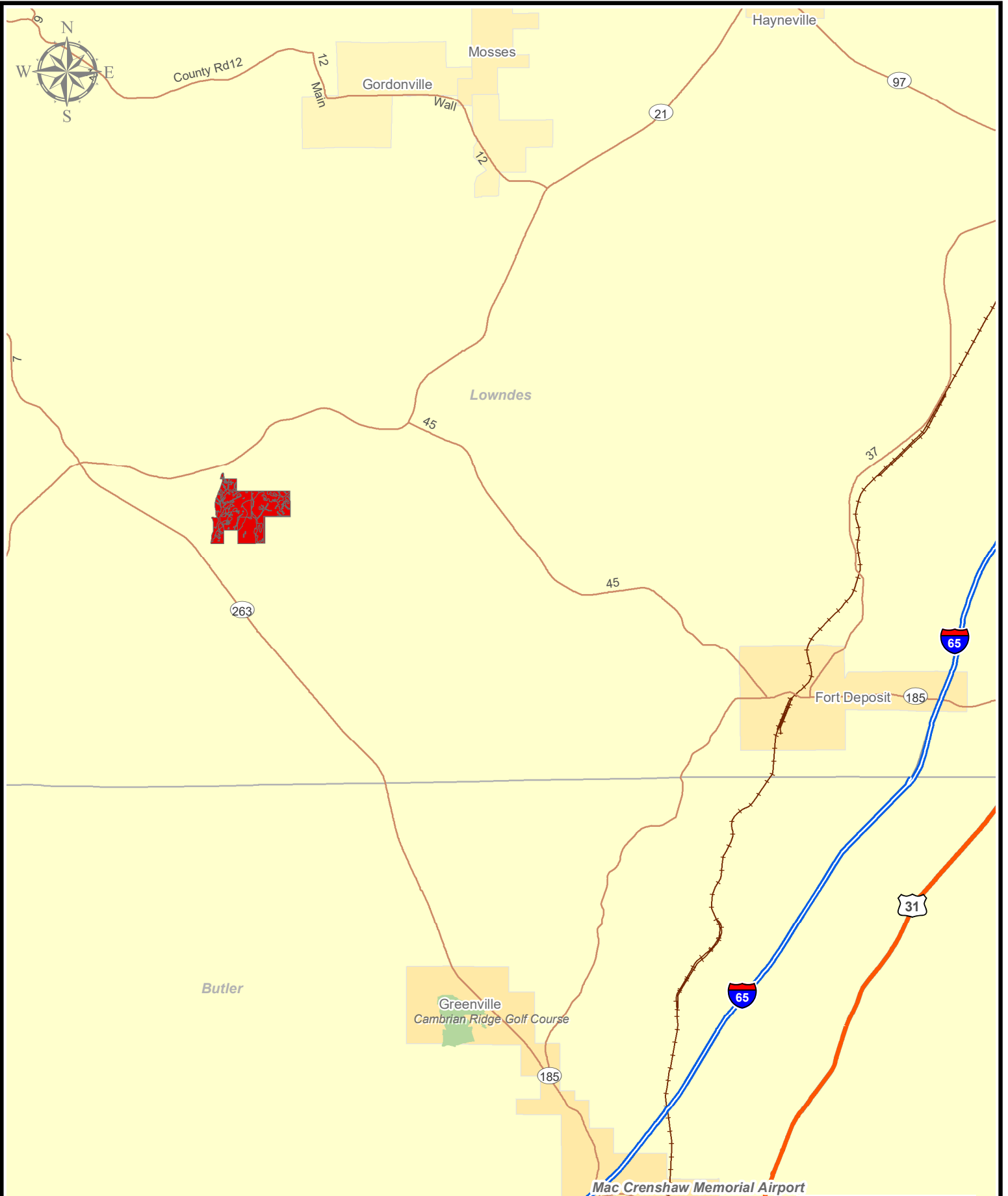
**Waller Road Tract**  
**756+- Acres**  
**Lowndes County, AL**

July 29, 2020

Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed.

**Larson & McGowin**  
PROPERTIES





**Waller Road Tract**  
**756+- Acres**  
**Lowndes County, AL**

July 29, 2020

**Larson & McGowin**  
PROPERTIES

Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed.

2.5 1.25 0 Miles





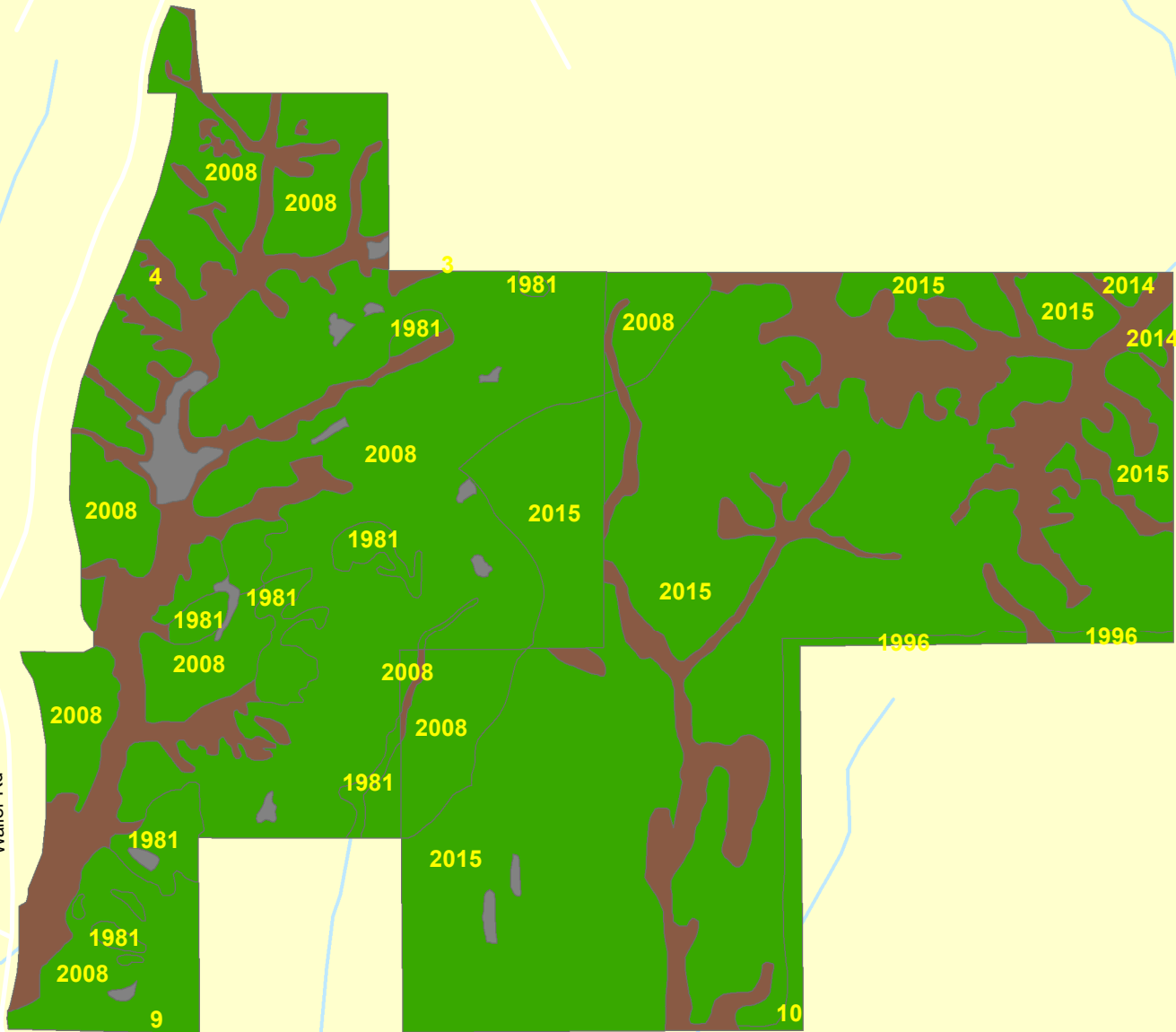
Woodruff Rd

State Rte 21

21

34

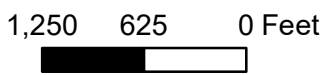
35



### Org71\_Cheaha\_MTN1118\_1119\_Stands

#### PredomSpec

- Hard Hardwood
- Loblolly Pine
- Open



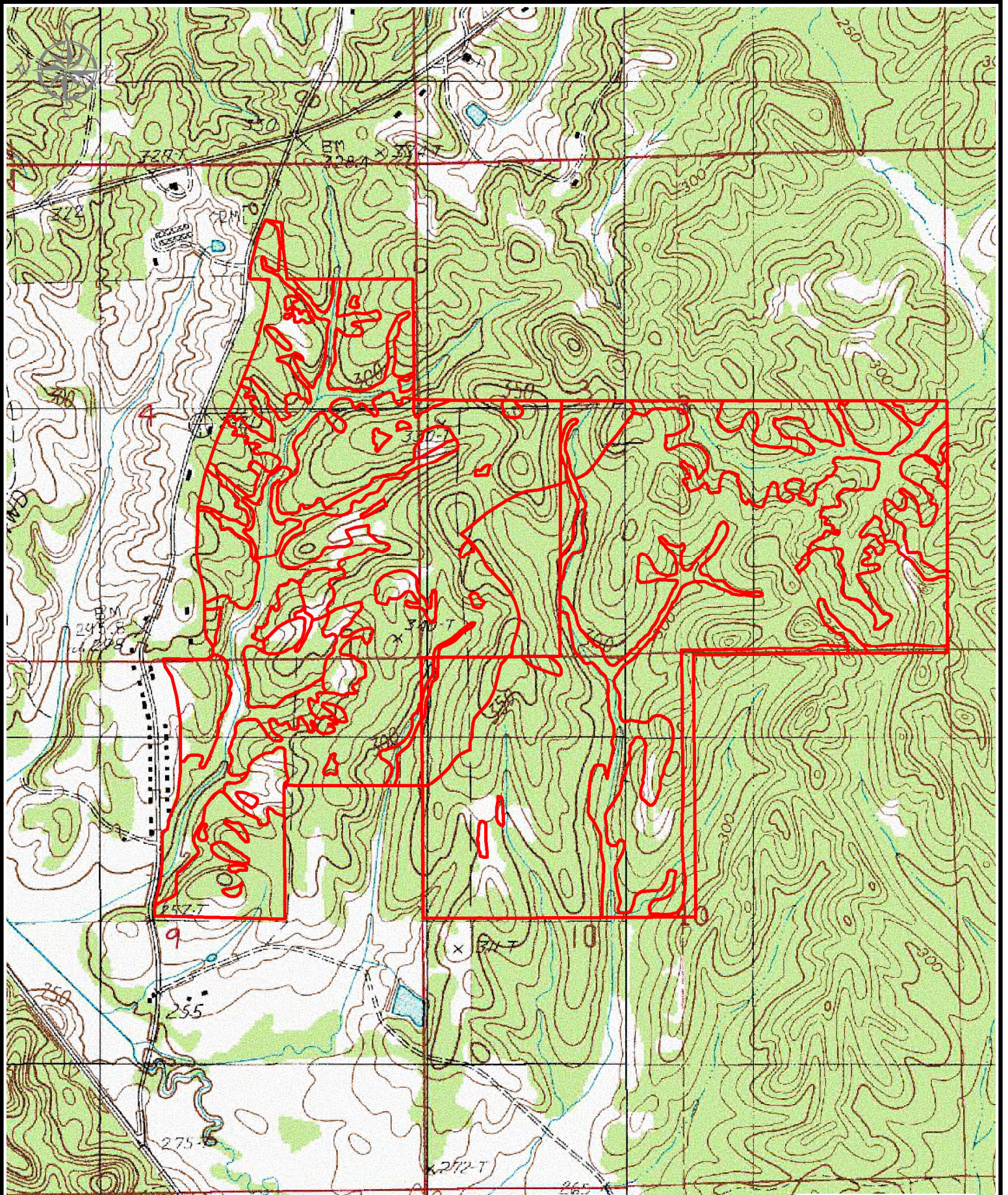
**Waller Road Tract**  
**756+- Acres**  
**Lowndes County, AL**

July 29, 2020



Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed.





1,320 660 0 Feet

**Waller Road Tract**  
**756+- Acres**  
**Lowndes County, AL**

July 29, 2020

Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed.

**Larson & McGowin**  
PROPERTIES