

Craig Hill Hunting & Timber Tract

County Road 209, Selma, Alabama 36701

Jay Gilmer
334-412-0654
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PROPERTY OVERVIEW



Sale Price

\$1,480,000

Offering Summary

Acreage:	400 ± Acres
Price / Acre:	\$3,700
State:	Alabama
City:	Selma
County:	Dallas
Property Type:	Timberland Hunting and Recreational Land

Property Overview

Located between Selma and Marion Junction in Alabama's Blackbelt, this 400± acre tract offers a rare combination of income-generating timberland and exceptional hunting and recreational potential. This property offers a variety of features perfect for cultivating quality habitats for deer, turkey, ducks, and other small game, including flat timber stands in the western and southern portions, rolling elevation on the eastern portion, with both standing timber and natural prairie outcroppings, and hardwood bottomland along Ocmulgee Creek to the north. There is significant mature timber throughout, including over 190 acres of 30+ year mature pines, roughly 130 acres of diverse hardwood species, and a large pre-merch mixed stand in the center of the property that is highly conducive for wildlife habitat and bedding.

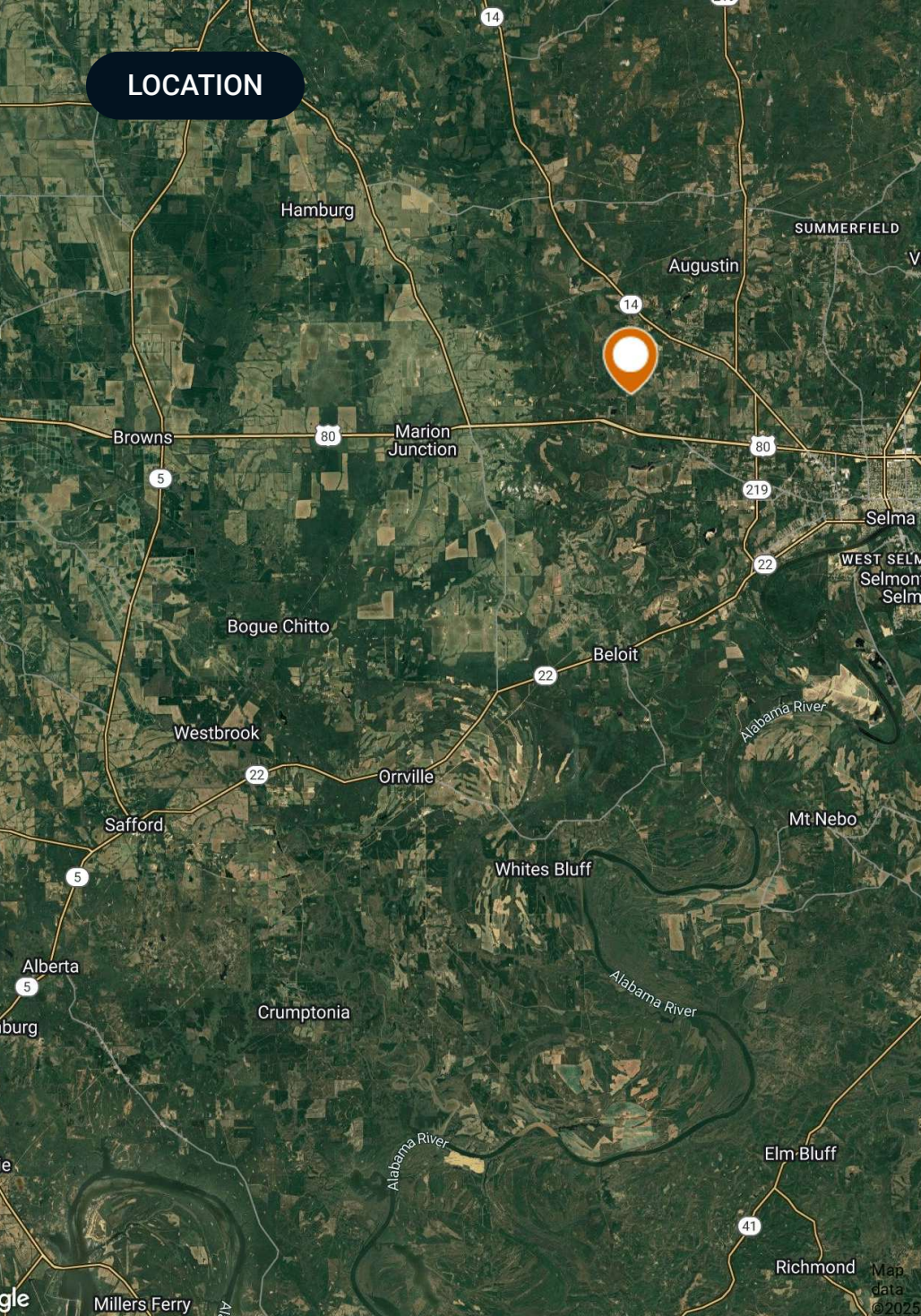
The property includes a road system and a variety of established food plots, enhancing both accessibility and wildlife habitat. Utilities are already in place at the campsite, which is located atop Craig Hill in the southeastern corner of the tract, just off County Road 209. The land offers approximately 2,000 feet of frontage along County Road 209 and nearly 3,500 feet along Ocmulgee Creek, providing excellent access and scenic water features. With its standing timber and existing infrastructure in place, this property is equally suited for a weekend hunting retreat or investment property with immediate cash flow opportunities.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	Timberland
Uplands / Wetlands:	77% upland <ul style="list-style-type: none">• Gaylesville loam• Oktibbeha clay• Bigbee sand• Vaiden clay• Sumter clay• Canton Bend
Soil Types:	
Taxes & Tax Year:	2024 - \$656.70
Lake Frontage / Water Features:	3,500' of frontage along Ocmulgee Creek
Water Source & Utilities:	Well and Power
Road Frontage:	2,000' along Dallas County Road 209
Nearest Point of Interest:	5 miles north of Selma 42 miles west of Montgomery 50 miles southeast of Tuscaloosa 65 miles south of Birmingham 120 miles north of Mobile
Current Use:	Timberland, Hunting, and Recreational
Game Population Information:	Deer, turkey, ducks, and other small game
Age of Stages of Timber:	193 acres of 30 year old pine plantation, 128 acres of mature hardwoods, and 66 acres of 6 year old mixed natural regenerating pine and hardwoods



Location & Driving Directions

Parcel: 10011100000010000
10010200000030000
10011200000080000

GPS: 32.4687956, -87.1418642

Driving Directions:

- Starting from the intersection of Hwy 14 and Hwy 80 West in Selma, travel north approximately 4 miles on Hwy 14
- Turn left on County Road 209 and travel approximately 1.5 miles
- The property will begin on the right side of the road.

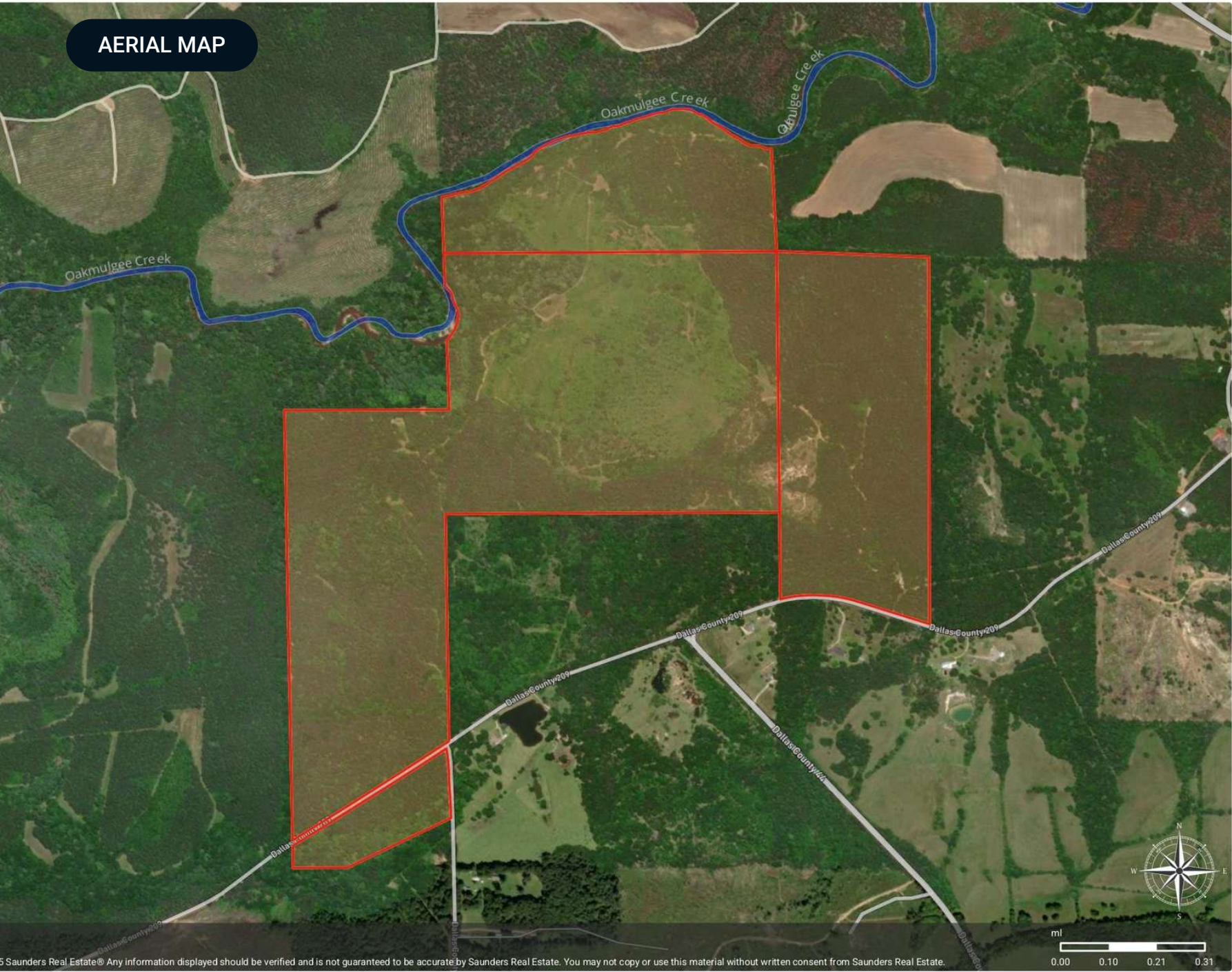
Showing Instructions:

By appointment only. Please call Jay Gilmer at 334-412-0654 to arrange a showing.

AERIAL MAP

Overview

- Parcel • Numbers
- Parcel
- Parcel (selected)
- Water NHD: Stream / River



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SOILS MAP



Soils

- Parcel • Numbers
- Parcel
- Parcel (selected)
- Water NHD: Stream / River
- Soils

MUID	COMPONENT NAME	ACRES
25	Gaylesville	81.48
46	Oktibbeha	56.41
11	Bigbee	37.64
65	Vaiden	23.64
56	Sumter	23.47
20	Canton Bend	22.71
51	Savannah	22.24
6	Bama	20.08
43	Minter	17.84
5	Bama	16.06
22	Congaree	14.75
TOTAL		393.74



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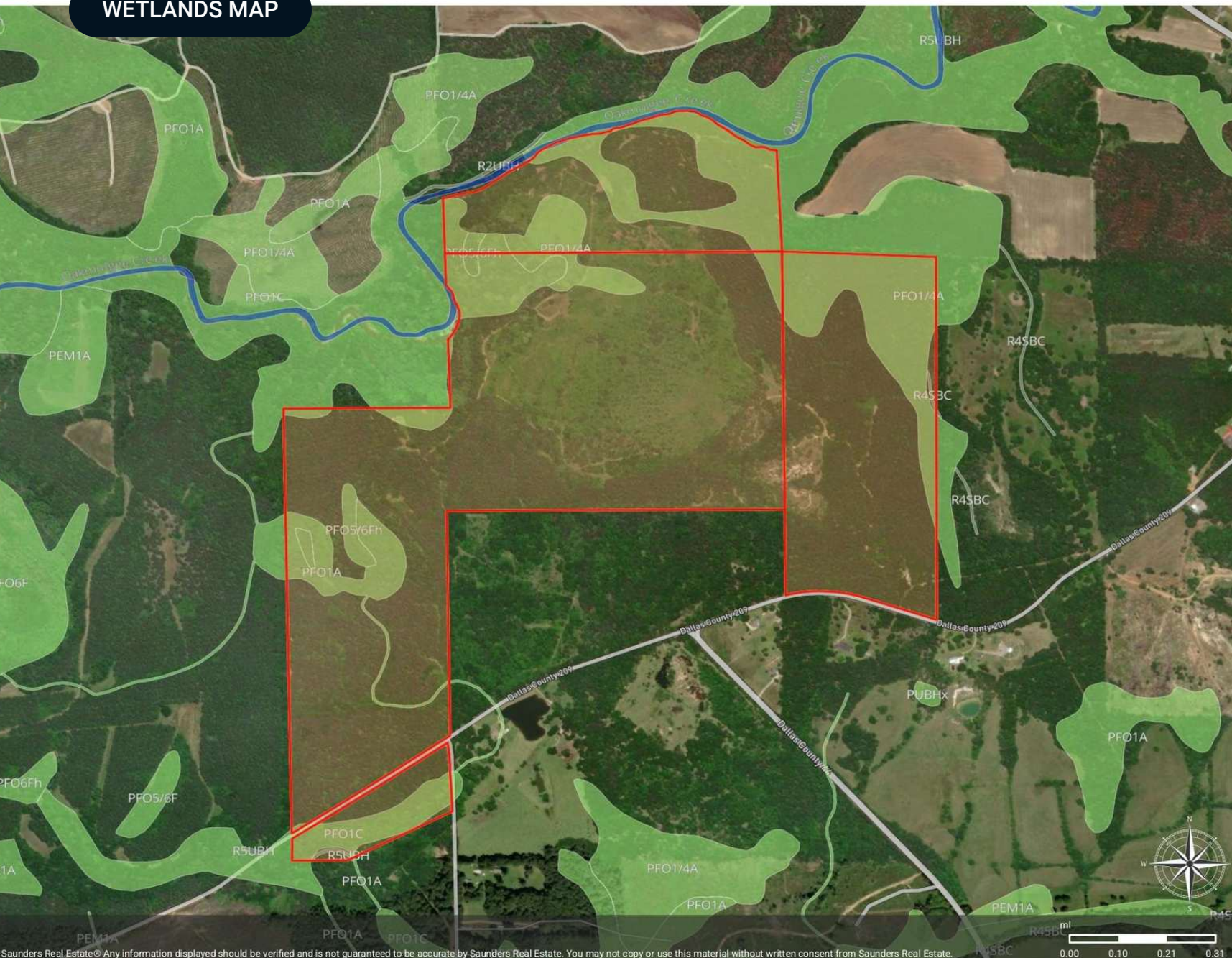
WETLANDS MAP



Wetlands NWI

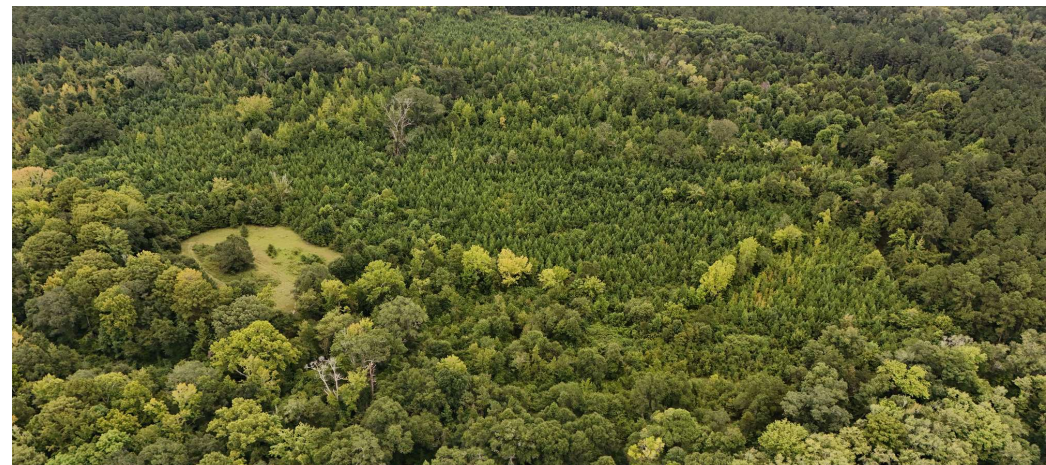
- Parcel - Numbers
- Parcel
- ▭ Parcel (selected)
- ▬ Water NHD: Stream / River
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
PF01/4A	Freshwater Forested/Shrub Wetland	54.58
PF01C	Freshwater Forested/Shrub Wetland	21.12
PF01A	Freshwater Forested/Shrub Wetland	10.53
PF05/6Fh	Freshwater Forested/Shrub Wetland	3.78
R5UBH	Riverine	0.22
R4SBC	Riverine	0.16
TOTAL UPLAND		303.35
TOTAL WETLAND		90.39
TOTAL		393.74



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ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Jay Gilmer

Associate Advisor

jay@saundersrealestate.com

Direct: **877-518-5263 x408** | Cell: **334-412-0654**

Professional Background

Jay Gilmer is a third-generation landowner based in Selma, Alabama. For the past several years, he has played an active role in his family's timber and land management business, focused on forest management planning, timber marketing, and business diversification.

Before joining the land industry full-time, Jay built a successful corporate sales career with IBM and later Kyndryl, where he led complex negotiations and managed high-value client relationships across the technology and infrastructure sectors.

Jay holds a BSBA in Economics from Samford University and earned his MBA from the University of Alabama. He is also a Certified Prescribed Burn Manager and Certified Pesticide Applicator in Alabama.

Jay remains deeply involved in his community, serving as President of the Board for ArtsRevive Community Development Corporation (2025), and as a board member for the Selma & Dallas County Economic Development Authority and the Blackbelt Benefit Group. He is also an active member of the Rotary Club of Selma and Cornerstone Presbyterian Church.

Outside of work, Jay enjoys spending time at his family farm, hunting, cooking, golfing, boating, traveling, and promoting the virtues of small town living to anyone who will listen.

Jay specializes in:

- Hunting & Recreation
- Timber
- Farms



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