



Biddy Creek Tract

**271 ± Acres – Choctaw County, Alabama
Melvin, AL**

Purchase Price: \$758,800

The Biddy Creek Tract is a strong mixed-use property offering income-producing timber, open pasture, and excellent recreational value. Located just east of Melvin in Choctaw County, this 271-acre parcel sits in a quiet rural setting with good access, gently rolling terrain, and well-maintained internal roads that make the entire farm easy to travel.

This tract stands on its own as a productive timber investment while also offering deer, turkey, and small-game potential—ideal for a weekend retreat, homestead site, or long-term hold.

Land Breakdown

- **30 ± acres – Open Pasture**
Ready for livestock, hay production, or future conversion to improvements or food plots.
- **66 ± acres – 11-Year-Old Pine Plantation**
Well-stocked stand approaching first-thinning age; solid future income.
- **60 ± acres – Recent Cutover**
Clean slate for replanting improved pine genetics or developing wildlife openings.
- **45 ± acres – Mature Pine Timberland**
Merchantable timber ready for harvest now or can be held for continued volume growth.
- **70 ± acres – Woodland**
A mix of hardwood pockets, natural pine, and creek-bottom cover providing excellent wildlife habitat.

Property Features

- **Great Recreation Potential** – Strong deer and turkey habitat, diverse cover types, and food-plot locations already in place.
- **Timber Investment Upside** – Multiple age classes create a staggered revenue stream and strong long-term appreciation.
- **Good Road Frontage** – Easy access just outside Melvin with utilities nearby.
- **Internal Road System** – Well-managed trails allow access across the entire tract in all weather conditions.
- **Topography** – Gently rolling to hilly terrain with multiple homesites, camp sites, and views.

Summary

The Biddy Creek Tract checks every box for a buyer looking for recreation, timber income, and rural privacy. With a balanced mix of merchantable timber, young plantation, open ground, and cutover ready to replant, this tract provides both immediate and long-term value. Its location near Melvin makes access easy while still offering a secluded feel.

Map Link: [Biddy Creek](#)

For Additional Information Contact:

Joe Mallard at 601.927.8222 or jmallard@shpland.com

