

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

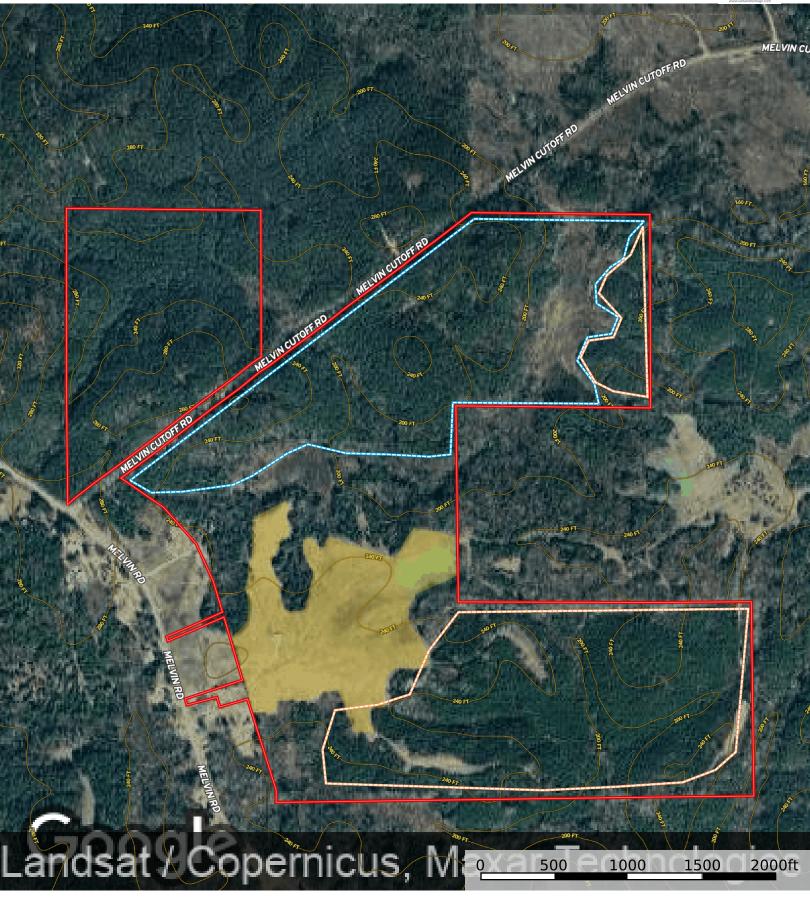
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Loblolly Ridge_BiddyCreek

Choctaw County, Alabama, 271 AC +/-





Cutover

PPL 2014

Boundary