



## **165.4± Acres - Timberland & Legacy Estate Opportunity - Green Pond, Alabama**

**Price:** \$5,293 per acre

**Total Asking Price:** ~\$875,462

**Total Acreage:** 165.4± acres

**Location:** Green Pond, AL | Birmingham–Tuscaloosa Corridor

### **Property Overview**

This 165.4± acre tract in Green Pond, Alabama offers a compelling combination of location, timber quality, and long-term flexibility. Positioned between Birmingham and Tuscaloosa with convenient access to Interstate 20 and the Mercedes-Benz manufacturing corridor. This property contains clear water “Camp Creek” through the south side as well as two separate internal roads accessing green fields, creek and hardwood hillsides.

### **Location Highlights**

- Approximately **7 minutes to Interstate 20/59**
- Roughly **35 minutes to Birmingham**
- Roughly **35 minutes to Tuscaloosa**
- Located within the **Mercedes-Benz industrial and logistics corridor**

### **Timber & Land Characteristics**

The property is composed of mature, naturally regenerated hardwood and pine timber, a resource that is becoming increasingly difficult to find in Alabama as pine plantations dominate new timber production. This timber base provides inherent value, aesthetic appeal, and long-term management optionality. The tract is contiguous, operable, and unimproved, allowing full control over future use and development decisions.

### **Future Family Retreat**

With no existing structures, ponds, or fields, this property presents a blank canvas for a future owner. A thoughtfully placed barndominium or family retreat could be tucked within the timber, complemented by internal trails, wildlife openings, and potential pond sites. The natural landscape offers privacy, seclusion, and an ideal setting for a family property to be enjoyed for generations.

### **Investment Considerations**

For investors, this tract represents an opportunity to allocate capital into a tangible land asset within a strong growth corridor. Timberland holdings near major metropolitan markets remain limited in supply, and the combination of timber value and location provides both stability and long-term optional upside.