



M BAR

1,675± Acres | Choctaw County, Alabama

\$4,900,000

EXECUTIVE SUMMARY

The M Bar Tract is a 1,675± acre, highly managed timber and pasture property located in Choctaw County, Alabama. The Property offers a rare combination of mid-rotation and mature pine timber, well-maintained pastureland, excellent internal infrastructure, and strong recreational appeal.

M Bar has been intensively managed and improved, positioning it as a premium, multi-use land investment suitable for timber investors, high-net-worth recreational buyers, or family offices seeking long-term real-asset exposure.

PROPERTY OVERVIEW

- Total Acreage: 1,675± acres
- Ownership: M Bar LTD (with additional acreage held by MELALA, L.P.)
- Location: Choctaw County, Alabama
- Land Use Mix: Timberland, pasture, hardwood drains
- Access: Dual public-road access with developed internal roads

LOCATION & ACCESS

Public access from Melvin Road (East) and Hurricane Road (West). Well-maintained internal roads provide full access throughout the property.

[M Bar Map Link](#)

LAND & TOPOGRAPHY

Rolling topography with natural drainage and approximately 355± acres of improved pastureland. Logged areas have been reclaimed and improved.

TIMBER OVERVIEW

Seven merchantable pine stands ranging from 17–40 years of age. Two pre-merchantable pine stands (1 and 5 years old). Mixed hardwood drains enhance wildlife and recreational value. Full inventory available upon request.



RECREATION & LIFESTYLE

Ideal for a lodge or camp with strong wildlife habitat and excellent internal access.

INVESTMENT HIGHLIGHTS

Diversified land use, balanced timber age classes, strong access, clean management history, and long-term exit flexibility.

CONTACT

Sartain's Heritage Properties

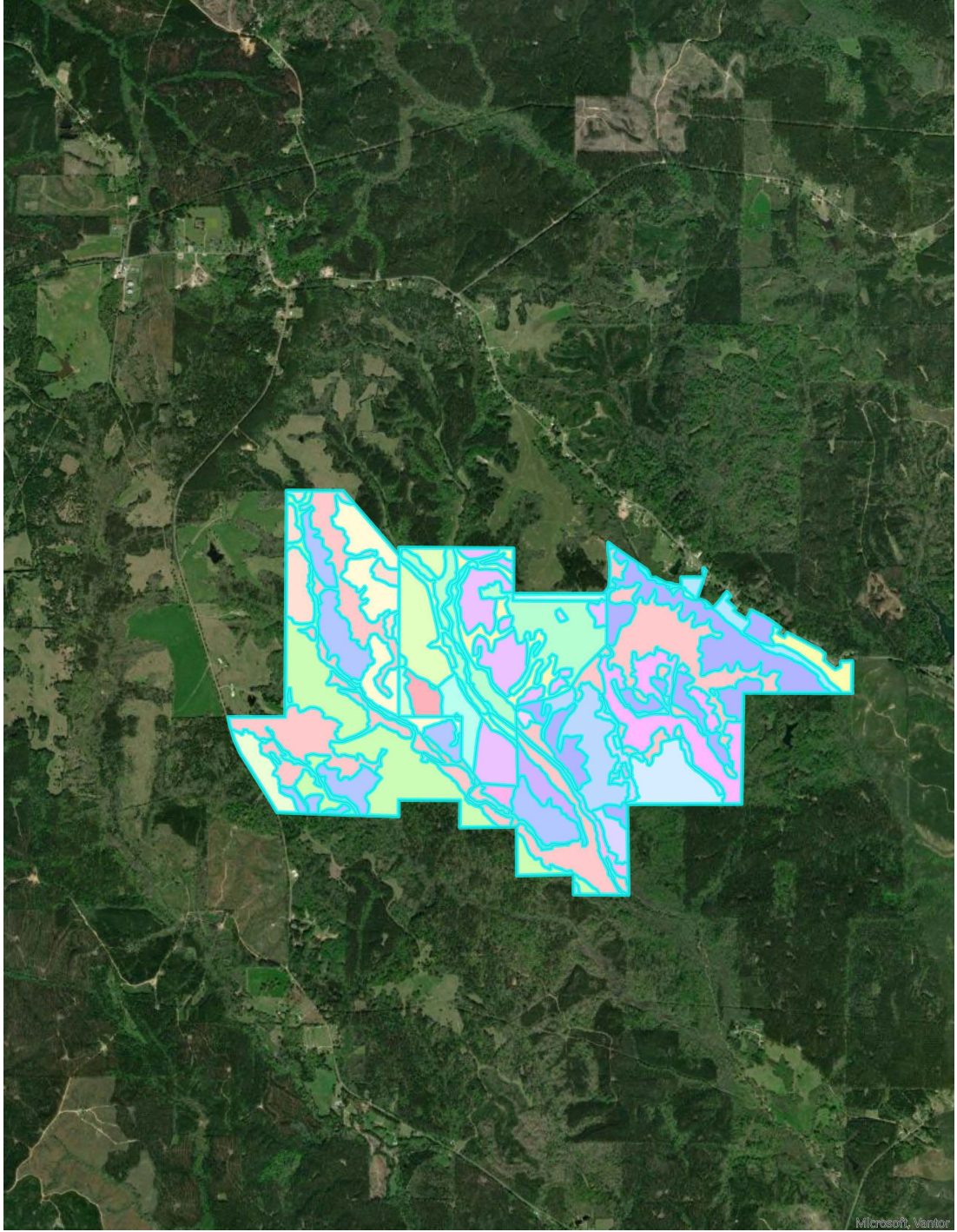
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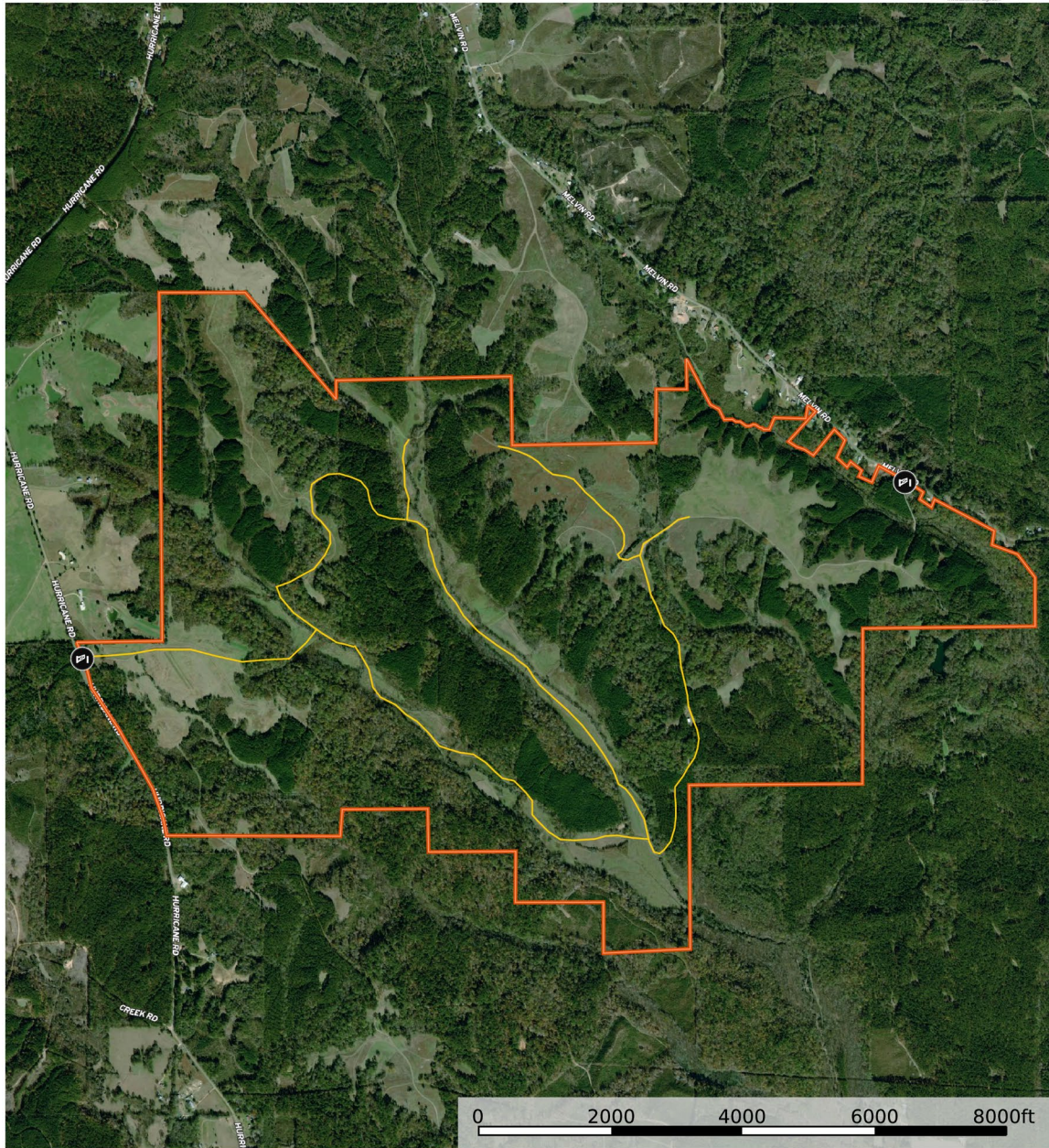
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All information herein is believed to be accurate but is not warranted. Prospective purchasers must rely on their own due diligence. Acreages, boundaries, timber volumes, and values are approximate



MELALA_MBar
Choctaw County, Alabama, 1675 AC +/-



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