

Mt. Willing Reserve

0 Knights Road, Mt. Willing, Alabama 36032

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PROPERTY OVERVIEW



Sale Price

\$1,787,100

Offering Summary

Acreage:	518 Acres
Price / Acre:	\$3,450
State:	Alabama
City:	Mt. Willing
County:	Lowndes
Property Type:	Hunting and Recreational Land, Timberland

Property Overview

Black Belt Hunting at Its Finest. 518± Acres of Seclusion, Trophy Whitetails, and Proven Turkey Ground

Situated in the heart of Alabama's renowned Black Belt, this 518± acre tract offers a rare opportunity to own a truly private, high-quality recreational property in one of the most sought-after hunting regions in the South. Known for consistently producing trophy whitetails and exceptional turkey hunting, this area continues to set the standard—and this property delivers.

This is a property defined by seclusion. If you're looking for nearby neighbors or quick access off a paved road, this is not it. Instead, you'll find peace, quiet, and the freedom to enjoy your land without pressure. It's an ideal setting for an off-grid cabin, camper, or dedicated hunting camp.

The land features a strong mix of mature timber, including impressive hardwood bottoms, open areas suited for food plots, and well-established pine stands. This diversity creates excellent wildlife habitat while also offering long-term timber value.

The current owners have invested significant time and resources into improving the internal road system, providing access throughout nearly the entire property for hunting, land management, and recreation.

While the setting is private and remote, the property remains conveniently located just 15–20 minutes from Interstate 65, Priestler's Pecans, and Fort Deposit.

Large, contiguous tracts of this size and quality in the Black Belt are becoming increasingly difficult to find. If you're searching for a premier hunting and recreational property, this one deserves a serious look.

PROPERTY HIGHLIGHTS



Property Highlights

- 518± acres in Alabama's Black Belt
- Proven area for trophy whitetail deer and strong turkey populations
- Exceptional seclusion and privacy
- Mature hardwood bottoms and established pine timber
- Open areas suitable for food plots and wildlife management
- Extensive internal road system with access throughout
- Ideal for off-grid cabin, camper, or hunting camp
- 15–20 minutes to Interstate 65
- Convenient to Priester's Pecans and Fort Deposit
- Strong recreational value with long-term timber potential

SPECIFICATIONS & FEATURES



Specifications & Features

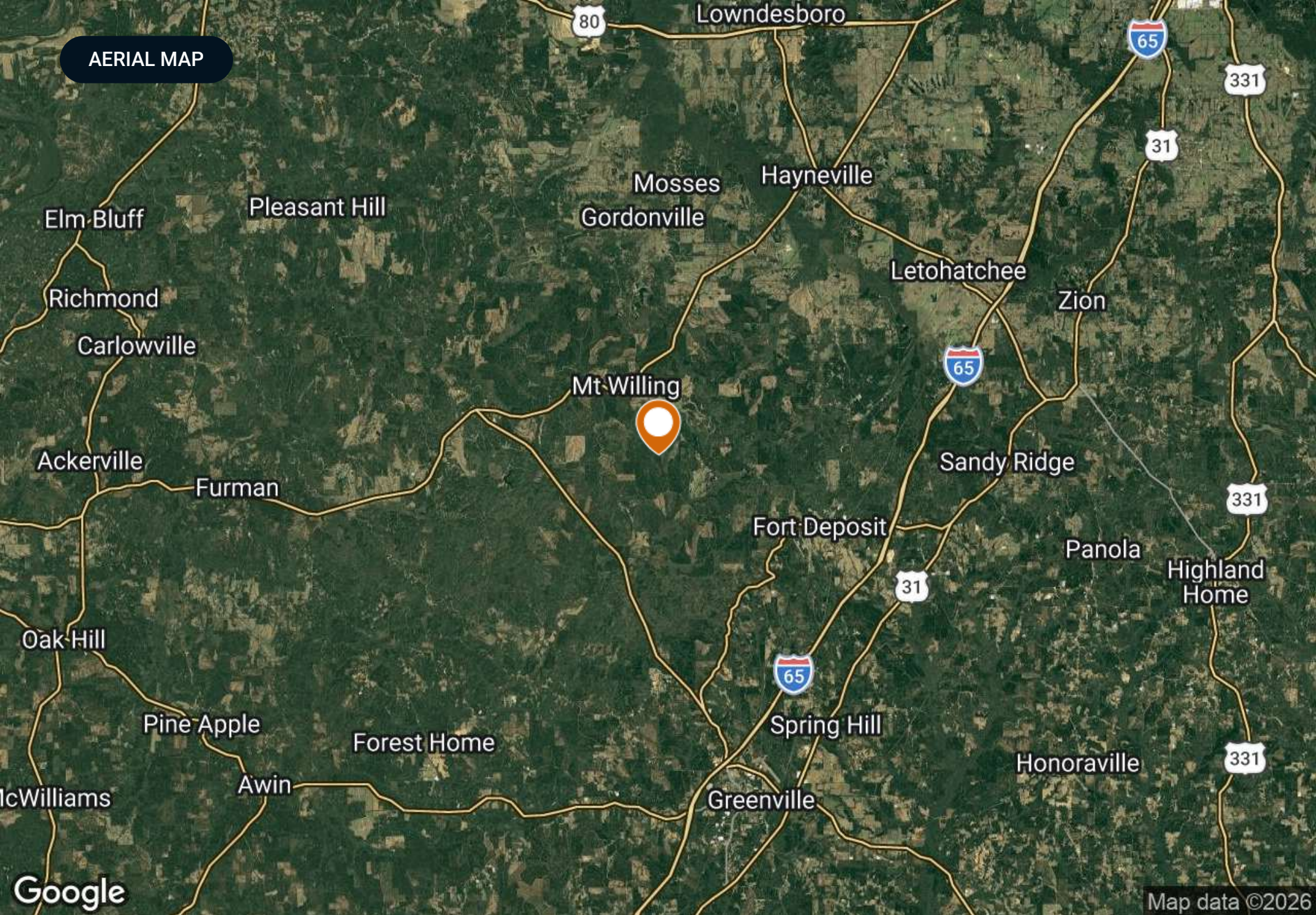
Nearest Point of Interest:

6.8 miles: Mt. Willing, Alabama
7.9 miles: Ft. Deposit, Alabama
10 miles: I-65

Land Cover:

Mature hardwoods and pines

AERIAL MAP



Google

Map data ©2026

LOCATION



Location & Driving Directions

Parcel: 452504170000002000
452504170000002001
452504180000001001
452503080000004000
452503080000003000
452503070000004000

GPS: 32.0225311, -86.6855743

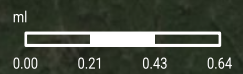
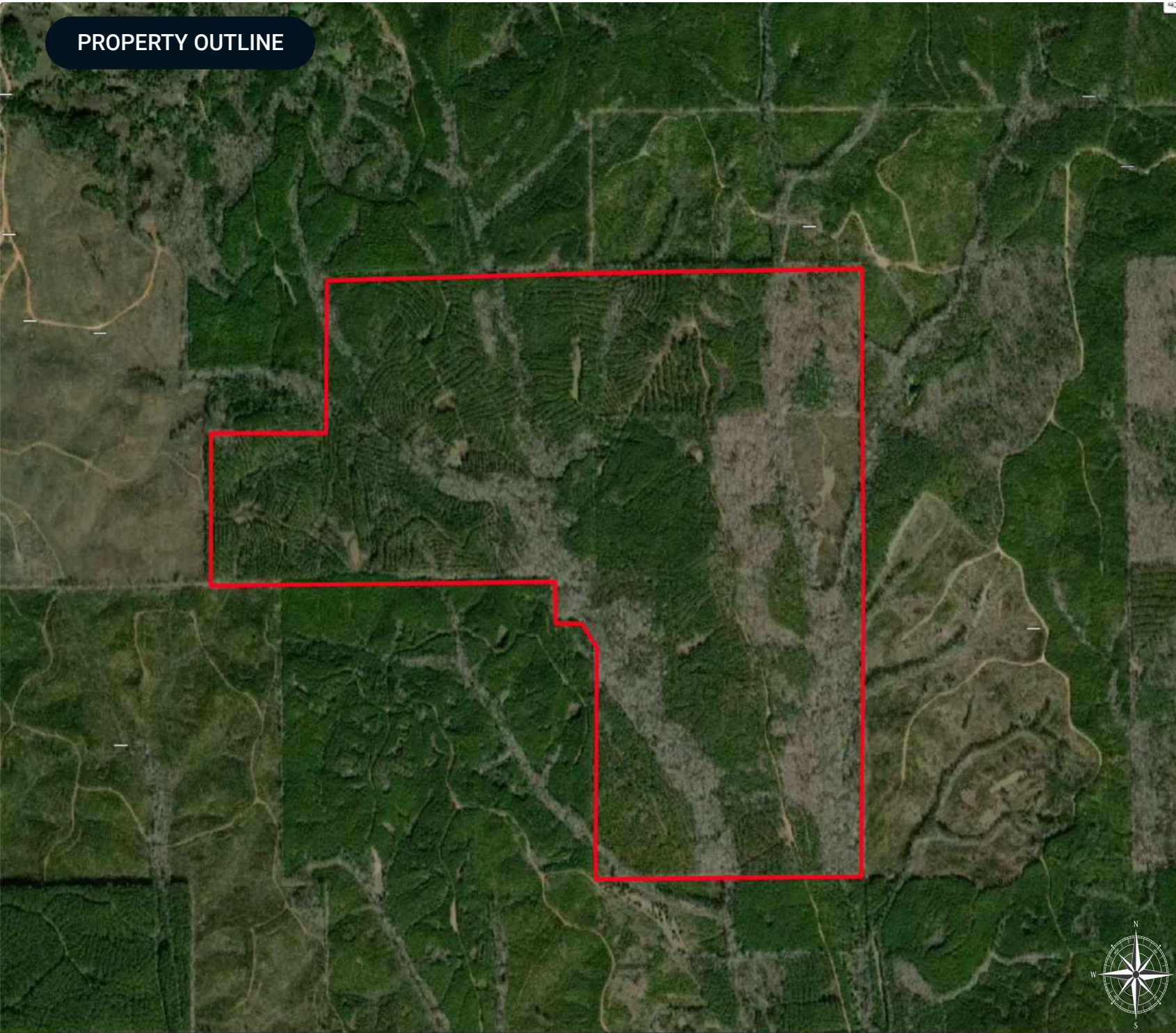
Driving Directions: Please call Eric Leisy for directions

Showing Instructions: Please call Eric Leisy for instructions.

PROPERTY OUTLINE

Mt. Willing Reserve

- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways

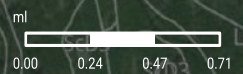


SOILS MAP

Mt. Willing Reserve : Soils

- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways
- Mt. Willing Reserve : Soils

MUID	COMPONENT NAME	ACRES
ScD3	Searcy	141.32
LmA	Leeper	106.04
BrD	Brantley	76.43
HsE2	Hannon	74.69
ScC2	Searcy	28.03
BrC	Brantley	21.87
StD3	Sumter	18.37
BsF	Brantley	17.58
LeA	Leeper	16.08
HaC2	Halso	13.62
HnB	Hannon	8.15
TOTAL		529.34



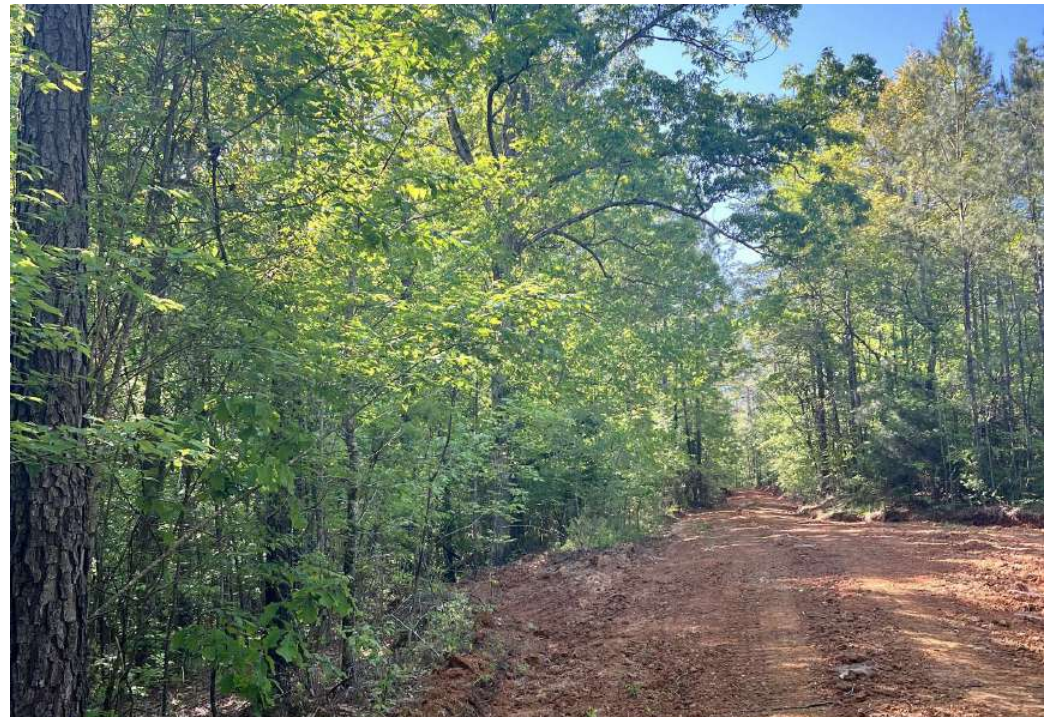
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Eric Leisy, ALC, GRI

Senior Advisor

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Professional Background

Eric Leisy, ALC, GRI is a Senior Advisor at Saunders Real Estate, helping clients navigate the complex process of buying and selling land. With Eric, clients receive trusted guidance, market expertise, and proven results throughout every stage of a land transaction.

With more than 30 years of experience, including land brokerage, commercial lending, appraisal, development, and investment analysis, Eric brings a comprehensive perspective to each property. He brings a strong understanding of the factors that influence land value and potential, such as timber characteristics, soil types, wildlife habitat, agricultural use, access, and overall feasibility, helping clients better understand their options and make confident decisions. Eric's experience developing lifestyle centers, power centers, and retail sites like Walgreens also provides insight into commercial and residential development potential.

Eric is a graduate of the University of Alabama with a degree in Corporate Finance and Investments, giving him a strong foundation in financial analysis and investment evaluation. He has earned recognition as a seven-time national APEX Award recipient through the REALTORS® Land Institute (RLI) and holds the Accredited Land Consultant (ALC) and Graduate, REALTOR® Institute (GRI) designations. These honors reflect his ability to close complex transactions and deliver measurable results. In 2025, he was named Land Realtor of the Year for the RLI Alabama Chapter.

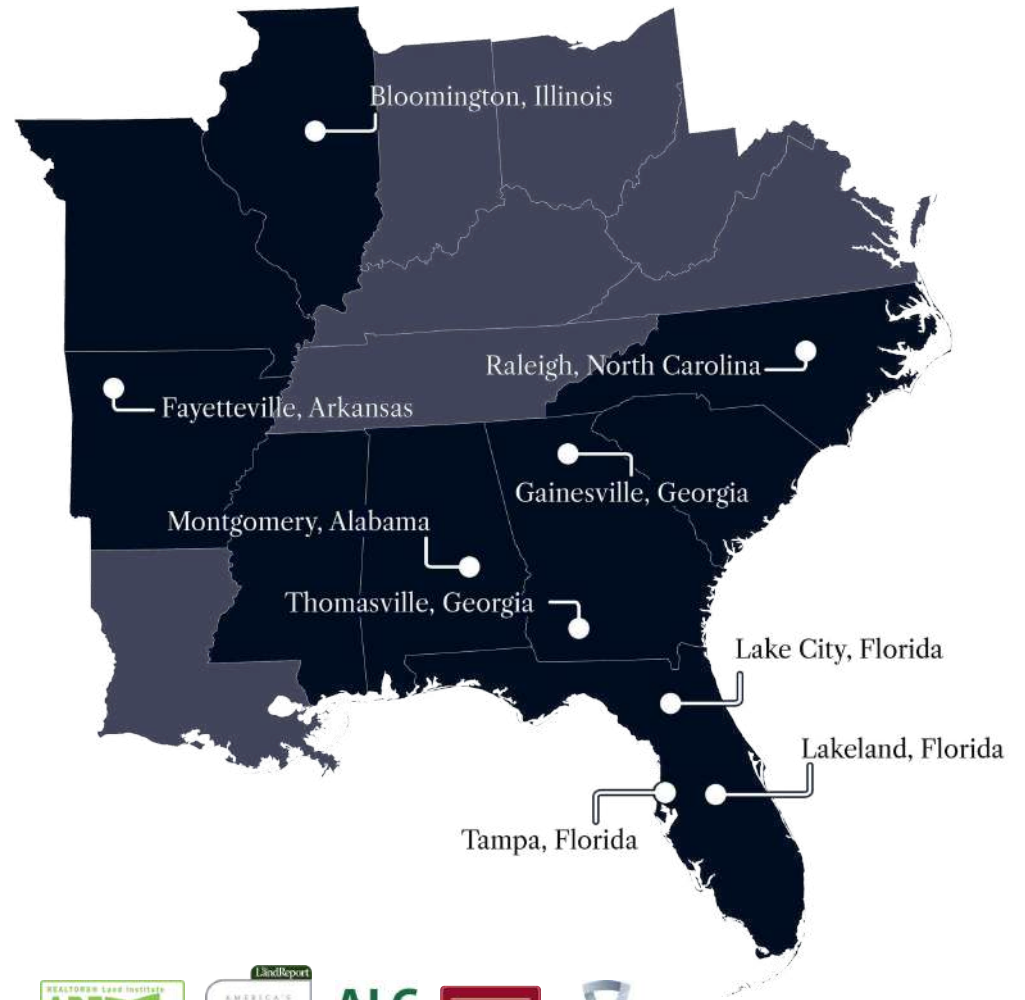
He has served in national and state leadership roles with the REALTORS® Land Institute and remains active with the Alabama Forestry Association, Alabama Wildlife Federation, and National Association of REALTORS®. These networks provide access to potential buyers, off-market opportunities, and market insights that help his clients.

Eric works with families of legacy farms and estates, heirs managing inherited property, farmers and timber investors, developers and planners, conservation-focused landowners, and recreational property buyers and sellers. Through acquisition or disposition, he combines financial insight, transaction expertise, and practical experience to guide clients through each decision, helping them achieve their goals.

Eric has been married to Melissa for 40 years. His hobbies, which include vegetable gardening, fly fishing, and turkey hunting, keep him outdoors and closely connected to the land. Playing rugby at the University of Alabama, and later coaching youth sports, taught him teamwork, discipline, and strategy: skills he applies to complex negotiations and multi-party transactions to reach successful outcomes.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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