

Legacy Sporting & Timber Estate

Double T Ranch | Approximately 2,426 Acres
Washington County, Alabama | Near Millry

Double T Ranch is an exceptional fishing, hunting, recreational, and timber investment property offering approximately 2,426 acres of natural beauty, extensive improvements, and outstanding outdoor amenities. Designed for year-round enjoyment, the property presents a rare opportunity for use as a private family estate, corporate retreat, sporting destination, or long-term land and timber investment.

The land is exceptionally well timbered, consisting primarily of Longleaf Pine, with Loblolly Pine and hardwood bottomland creating a healthy and diverse forest. The timber has been—and continues to be—professionally managed by a forester, enhancing both the natural setting and long-term investment potential.

Three stocked lakes, an extensive internal road system, established green fields, and abundant wildlife further distinguish this remarkable property. The improvements have been thoughtfully developed to support recreation, entertaining, property management, livestock, and equipment storage.

Property Improvements

1. Main Lodge

Built in 2019, the main lodge is beautifully positioned overlooking a private stocked lake and offers sweeping views of the lake and surrounding property. The lodge features four private bedroom and bathroom suites, each with a kitchenette, laundry facilities, and separate temperature controls. A spacious great room with a bar and fireplace serves as the primary gathering area, while a den located off the kitchen includes an additional fireplace. Expansive porches, including a screened porch and a side porch with a fireplace, provide exceptional spaces for outdoor living and entertaining.

2. Barndominium

Originally constructed in 2008 with a later addition completed in 2022, the barndominium combines comfortable accommodations with extensive storage and working space. The main living area includes sleeping quarters, a kitchen, living room with fireplace, and bar. A separate heated and cooled room is clad in cedar. The building also features storage areas, roll-up doors, walk-in access, an attached shed, hardboard exterior, and shingle roof.

3. Log Cabin / Guest House

The log cabin serves as a private guest house and includes two bedrooms, two bathrooms, a living area, and a kitchen. Located away from the primary cluster of buildings, it affords guests additional privacy and a peaceful setting. A pump house is also associated with this improvement.

4. Equipment Barn

A substantial equipment barn provides extensive covered space for tractors, vehicles, machinery, tools, and other property-management equipment. An additional wing expands its overall storage capacity.

5. Skinning Shed

The heated and cooled skinning shed is designed to support hunting operations and includes a walk-in cooler, incinerator, private well, and convenient roll-up and walk-in doors.

6. Cattle Barn

The cattle barn, with an attached lean-to, provides functional space for livestock care, feed storage, equipment, and agricultural operations.

7. Feed and Seed Shed

The climate-controlled feed and seed shed provides secure storage for agricultural and wildlife-management supplies. A separate fuel-storage area accommodates off-road diesel, highway diesel, gasoline, and propane.

8. Dog Kennel

A dedicated dog kennel supports the property's hunting, sporting, and animal-care needs.

9. Chicken Coop

A separate chicken coop provides additional functionality for poultry or other small livestock.

10. Pump House

A dedicated pump house supports the property's water infrastructure and ongoing operations.

11. Dirt Pit Building

The dirt pit building provides additional covered storage and workspace for equipment, materials, and property-maintenance activities.

Additional Features & Improvements

- Three stocked lakes containing bass, bream, and crappie, including approximately 12-acre, 22-acre, and 1.5-acre lakes
- Main lake located in front of the lodge with a boat ramp, boathouse, fish feeder, power, and water
- Four wells serving the property
- Approximately 30 miles of groomed and maintained gravel roads
- Extensive internal road and trail system providing access throughout the property
- 22 established green fields
- 22 Redneck hunting blinds
- 80-kW generator
- Gated entrance with security camera
- Excellent populations of whitetail deer, wild turkey, dove, ducks, and other native wildlife

- Professionally managed timber consisting primarily of Longleaf Pine, with Loblolly Pine and hardwood bottomland
- Full-time property management currently in place
- Exceptional opportunities for hunting, fishing, boating, hiking, horseback riding, wildlife management, and year-round recreation

Whether envisioned as a multigenerational family retreat, corporate sporting property, working ranch, private recreational estate, or long-term timber investment, Double T Ranch offers an extraordinary combination of acreage, water, wildlife, improvements, infrastructure, and privacy.

All acreage, lake sizes, boundaries, measurements, improvement information, and other property details are approximate and subject to verification by the buyer.

All equipment and livestock currently located on the property will be offered separately and are not included in the sale of the real estate.