

# An Alabama Property Surrounded by the Great Outdoors

**Location:** Barbour County, AL    **Price:** \$6,372,800



*Bob Dixon is the third-generation owner of M.C. Dixon Lumber Company. In 2002, his late father purchased three separate tracts in Barbour County, Ala., for roughly \$3.4 million. The land, as Mr. Dixon recalls, was ‘an overgrown mature timber tract.’*



*Though the tracts were purchased as timberland, the Dixon family transformed the property into a hunting and sporting plantation with two lodges. Over the years they added three lakes, a covered boat dock, a road network, elevated shooting houses, horse stables, wildlife food plots and a pavilion.*



*Pine and cypress timber for both lodges were milled by the family-owned mill and built between 2005 and 2007. ‘We didn’t really use any modern techniques,’ Mr. Dixon, 58, says. ‘We cut the lumber and put it up with old-fashioned labor carpenters.’*



*The master suite in the main lodge is lined with whitewashed pine paneling. It opens to a private deck that overlooks an eight-acre lake.*



*The main lodge spans 3,500 square feet with 3 bedrooms and 3½ bathrooms. The 2,500-square-foot guest lodge holds 2 bedrooms, a loft and 2½ bathrooms. Every bedroom opens to a deck.*



*The master bathroom, lined with pine, is pictured. Other guest bathrooms are lined with cypress. The property, which spans 1,726 acres, is asking \$6.37 million with Jon Kohler & Associates agent Tim James Jr.*





Both cabins are decorated with the family’s hunting trophies. ‘The fireplace is hand-built with stone off the property,’ Mr. Dixon says. There are two fireplaces in each cabin.



The sleeping loft in the main cabin overlooks Mr. Dixon’s father’s wooden canoe, hung above the great room. There’s also a timber-enclosed bunk room that children in the family enjoy.



Mr. Dixon has four siblings whose families often visited. After Covid canceled Mr. Dixon’s family’s spring break plans, they came here. ‘It was a wonderful experience, turkey hunting every day, fishing and riding horses,’ he says. ‘We did everything there was to do outside.’



Three lakes on site total 18 acres; there is also 2.5 miles of creek flowing through the property.



Over the years the Dixons used prescribed burns to support a healthy ecosystem across the property. It’s listed because the family doesn’t visit as often. ‘It’s just evolved where interests of my siblings and family have changed,’ Mr. Dixon explains.



The main cabin includes a covered outdoor fire pit built from a replica syrup kettle. Mr. Dixon says that if a potential buyer wanted to partner with him in ownership, ‘I’d definitely be willing to talk about that possibility.’