

PRIVATE ISLANDS INC.

COOKS BEND ISLAND

TOMBIGBEE RIVER, ALABAMA



**325 ACRES • FREEHOLD
ISLAND PARCEL • BOAT ACCESS ONLY**

32.954°N 88.182°W

ELEVATION — HILLTOP 123 FT



THE ESTATE

At a Glance

LOCATION	Greene County, Alabama
TITLE	Freehold
LAND AREA	325 acres
HOST ISLAND	Cooks Bend Island, 500+ acres
RIVER FRONTAGE	2.2 mi main channel
HILLTOP	123 ft

MILES OF WATER FRONTAGE

2.2 miles on the Tombigbee's main channel, plus 1.6 miles along the old river channels and oxbow lakes that thread the island.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	325 acres
TITLE	HILLTOP
Freehold	123 ft
WATERS	ACCESS
Tombigbee River	Boat only

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REGION — ALABAMA — THE BLACK BELT

Alabama's Black Belt takes its name from the dark prairie soils laid down over ancient chalk. Along its western edge the Tombigbee winds through bottomland forest and old channel lakes, country long prized by hunters and conservation buyers. Title here is straightforward freehold.





THE ISLAND

A Share of a Wild Island

The property is a significant portion of Cooks Bend Island, a 500-plus-acre undeveloped wilderness on the Tombigbee River in Greene County. There are no man-made structures and no trails: an untouched natural environment defined by absolute privacy and high-density wildlife populations.

THE EASEMENT

Protected, With Room to Build

A perpetual conservation easement is already in place, structured to allow professional timber management and the construction of a primary lodge and supporting outbuildings. An owner can establish a proper basecamp while the easement guards the ecological integrity and long-term character of the land.

THE HUNTING

Deer, Turkey, Hogs, Waterfowl

The mix of open hardwood woods, cypress ponds and old channel water makes premier habitat for trophy deer, turkey, hogs and waterfowl: a trophy recreational holding for the serious hunter or conservationist, of a kind increasingly rare in the Southeast.

THE NEIGHBOUR

The Corps Next Door

The island's only neighbour is the US Army Corps of Engineers, whose adjacent lands are accessible for public recreation, effectively expanding the roamable acreage for the owner while keeping the surroundings permanently undeveloped.

A NOTE ON IMAGERY

Three images in the listing's gallery are not photographs of the property: two are AI-generated productions and one is a locator graphic. None is reproduced here. Every photograph in this brochure is a real photograph of the property.





LAND AND WATER

Hardwood Bottoms, Cypress Water

Mature bottomland hardwood forest dominates the acreage: open woods and dramatic cypress ponds under a high canopy. The water frontage is extensive, 2.2 miles on the main channel of the Tombigbee and a further 1.6 miles along the wet old river channels and oxbow lakes inside the island, an aquatic diversity that feeds the wildlife habitat.

KNOWN FOR

A boat-only hunting and conservation island: 325 freehold acres of bottomland hardwood and cypress slough on the Tombigbee River.

DAYTIME HIGH ±92°F · NIGHT LOW ±33°F



BY WATER

Boat Only

In keeping with its character as a true retreat, the island is accessible exclusively by boat. A private boat launch is available just 1,500 feet from the property boundary, keeping transit times from the mainland shore to a matter of minutes.

BY AIR

Aliceville & Tuscaloosa

For air travel the property is served by Aliceville, George Downer Airport with its 4,970-foot runway, 11 miles straight-line to the north, and by Tuscaloosa National Airport, 6,499-foot runway, at 38 miles. Eutaw, the Greene County seat, lies 19 miles away.

DISTANCES — STRAIGHT LINE

George Downer Airport 11 mi · Eutaw 19 mi · Tuscaloosa National Airport 38 mi

325 ACRES • FREEHOLD • 3.8 MILES OF FRONTAGE

LOCATION

On the Map

TOMBIGBEE RIVER • GREENE COUNTY, ALABAMA



GALLERY

The Estate in Frames



Winter sun in the hardwood bottoms



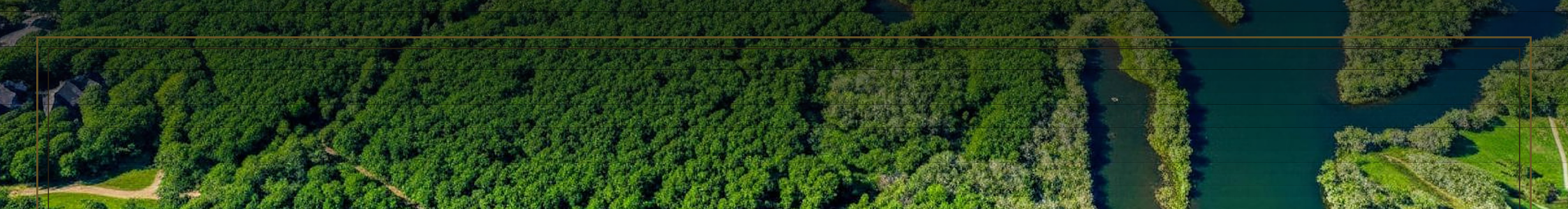
Old channels threading the island



The host island's one clearing, above the main channel



Palmettos in the winter woods



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

COOKS BEND ISLAND

TOMBIGBEE RIVER, ALABAMA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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