



John Hall & Company

Land | Commercial | Investment Property
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Ferry Cut Preserve

+/- 340 Acres

Elmore County, Al



LOCATION: 0 Hwy 31, Prattville, AL, 36066

LAND USE: Recreation / Timber Investment

PRICE: \$1,500,000

DESCRIPTION: Rarely does an opportunity like this become available within the Prattville city limits. This exceptional 340-acre recreational property in Elmore County offers an incredible combination of privacy, natural beauty, abundant wildlife, and approximately one mile of frontage along the Alabama River. The river frontage provides outstanding opportunities for fishing, boating, waterfowl, and enjoying the scenic beauty of one of Central Alabama's premier waterways.

The property features three ponds and five established wildlife food plots, creating a diverse habitat that attracts an abundance of deer, turkey, and other wildlife. With its extensive river frontage, ponds, wooded areas, and strategically placed food plots, this tract is ideally suited for hunting and outdoor recreation.

In addition to its recreational appeal, the property's location within the Prattville city limits makes it an especially unique investment opportunity. Large-acreage properties with this level of recreational potential and direct Alabama River access are becoming increasingly difficult to find.

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

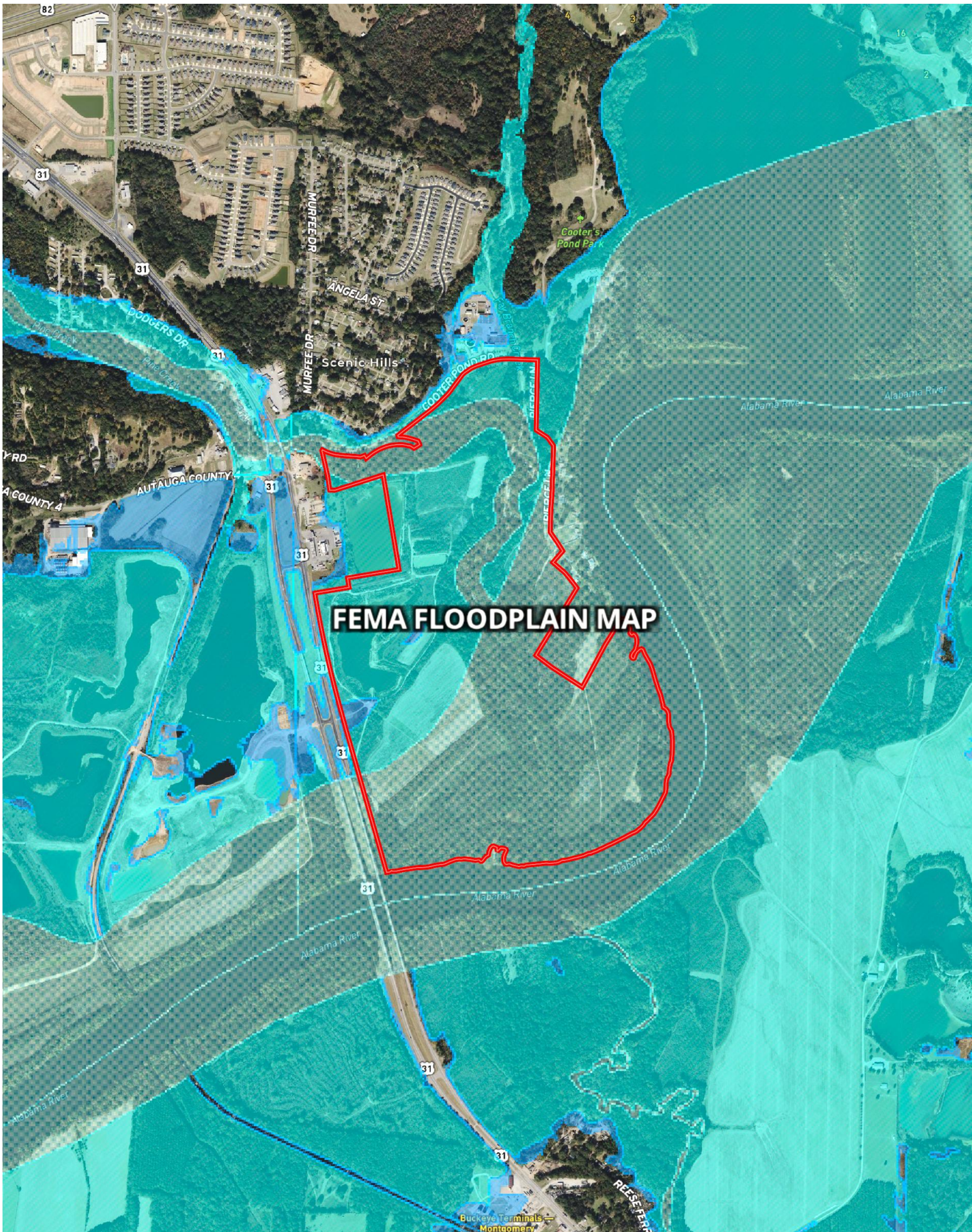
Whether you're looking for a private hunting retreat, a family recreational property, an investment opportunity, or simply a large tract where you can enjoy the outdoors, this 340-acre Alabama River property offers a rare combination of size, location, water frontage, and wildlife habitat.

PROPERTY FEATURES:

- Approximately one mile of river frontage along the Alabama River
- Located within the Prattville City Limits of Elmore County
- Property is fenced with new 4' net wire, wood post fence. 3 gated entrances.
- 3 stocked ponds, 14 acre, 12 acre and 1 acre. Southeastern Pond did electro survey and stocked them. Docks and fish feeders installed on each pond in 2025.
- Two creeks run through the property. Pine creek enters at the northwest corner and flows to the east then turns south where Faye Branch enters and they flow together through the interior of the property and empty into the Alabama River.
- Extensive mature hardwood timber along creek and river frontage.
- Very low to no hunting pressure. Wildlife can be viewed in daylight year round.
- 70 acres of mixed natural regrowth timber was harvested in 2024 in six pockets spread around the property to create early successional habitat for wildlife maintained by fire.
- 12 acres of native grasses were planted this spring to create more early successional habitat in an old cotton field.
- 8 acres of improved genetics loblolly pine were planted in 2025 on the west side of the old cotton field.
- Five food plots totaling 10 acres are planted in strategic areas with alfalfa and clover. These plots are maintained with weed control and occasional mowing of the alfalfa and produce food year round.
- Two Redneck blind deer stands are set up on two of the food plots. Feeders are set up on all food plots.
- There is an abundance of Native American Indian artifacts on the property.
- There are more than 8 miles of perimeter and interior roads being maintained.







FEMA FLOODPLAIN MAP

