



John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

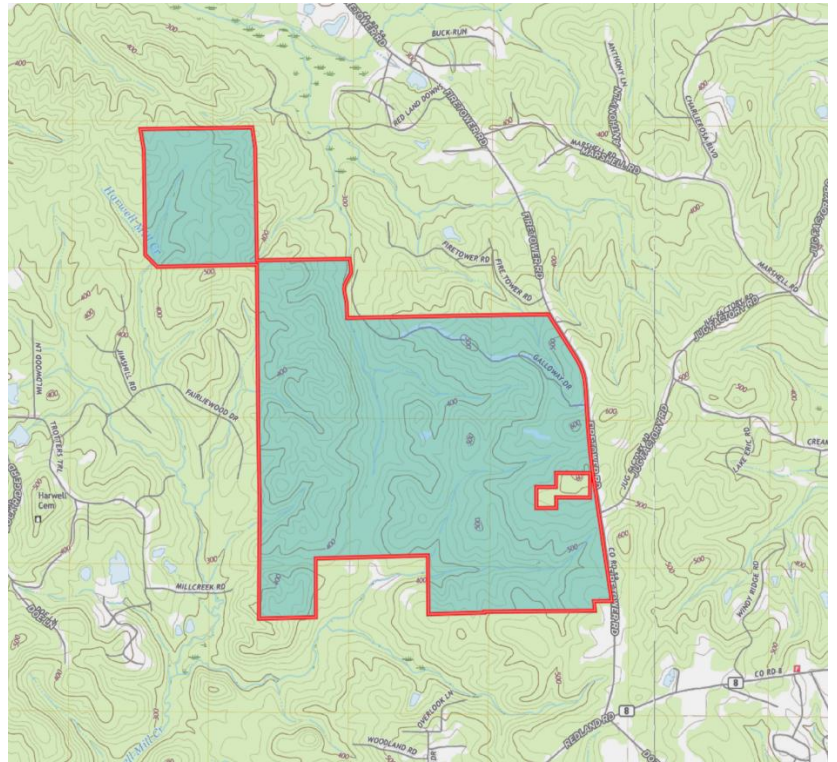
Pete Hall

334.312.7099

Weil/ Regions Trust

1,330.92 Acres +/-

Elmore County, Al near
Wetumpka



1,330.92 acres +/- West Side of Firetower Rd.

PRICE: \$5,979,140 or \$4,500 per acre

LOCATION: Elmore County 4 miles from Wetumpka

LAND USE: Recreation/ Hunting - Timber Investment - Prime Development Potential

1,329 Acres West of Firetower Rd of Recreational hunting and timber land

Call Pete Hall at 334 312 7099 for more information

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.

4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

www.JohnHallCo.com

SPECIAL FEATURES

1,330.92 acres West of Firetower Rd

Currently, a significant timber resource is growing on the property, with multiple age-classes of pine timber creating opportunities for steady, ongoing harvest revenues. The property also provides trophy deer and turkey hunting with bucks and gobblers in abundance. Multiple food plots are established, along with miles and miles of interior roads and trails for riding ATVs and accessing the diverse landscape for unforgettable recreational experiences. The Old Growth Hardwood bottoms are vast and located all throughout the landscape, with oaks producing heavy acorn crops and perfect habitat for Alabama's diverse wildlife.

The property has been maintained by Regions Bank Trust Department for 40 years and managed for timber and recreation. The Eastern edge of the Historic Impact Crater that struck Wetumpka comprises the western edge of the 1,330.92 acres creating stunning views and unique geologic formations.

There is approximately 263 +/- acres of cut over timber (as seen on page 7.) The 263 +/- acres of clear cut is actively undergoing site prep operations.

Water sources include Harwell Mill Creek and several small tributaries that meander throughout the property

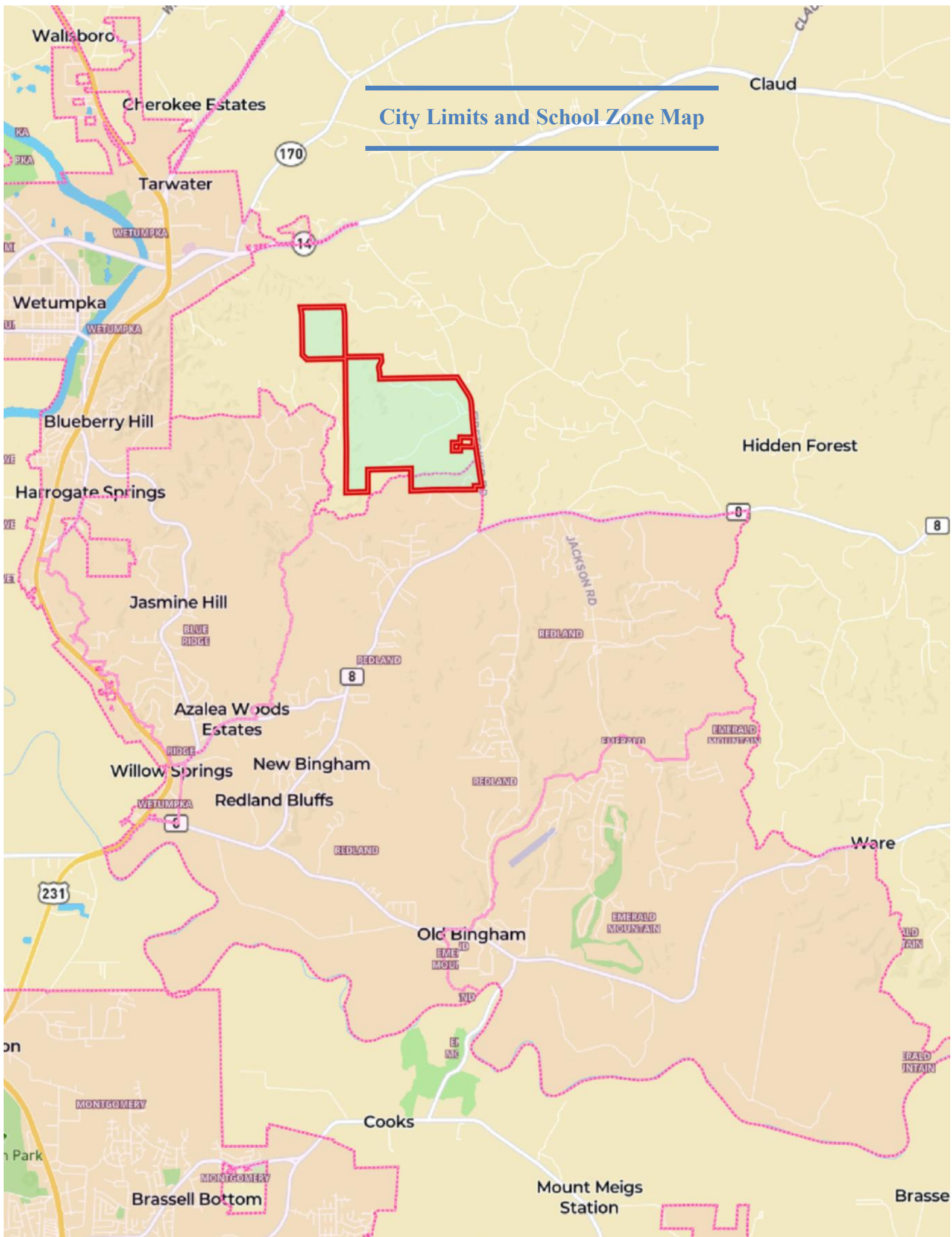
This area continues to be a strong recreational region with consistent demand for high quality land. There is rich Creek Indian history surrounding the property with Ft Toulouse and other historic Indian sites located within 10 miles of the property

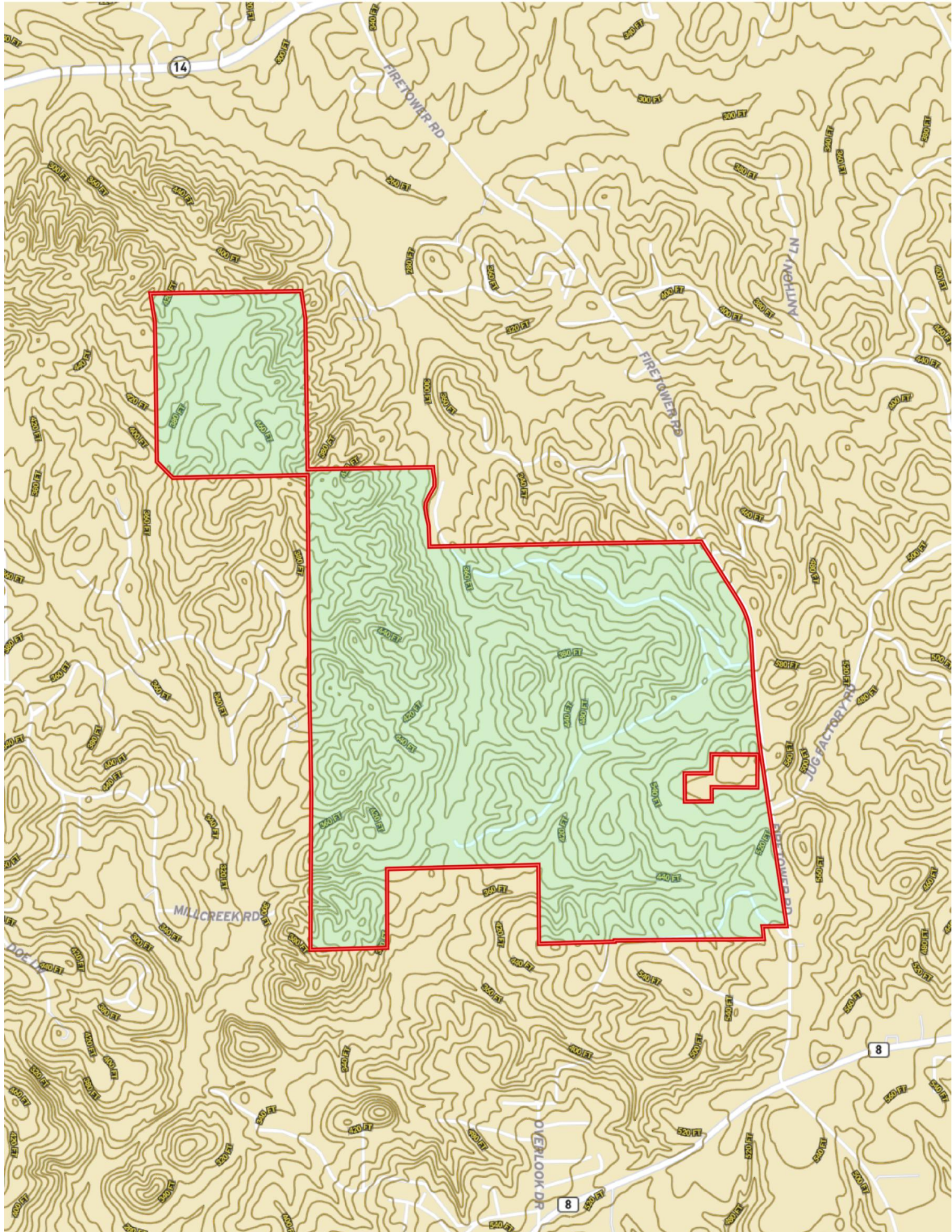
AREA HIGHLIGHTS

- **Montgomery Regional Airport 27 miles**
- **Access to US HWY 231 and I-85 & I-65**
- **15 minutes from Montgomery**
- **9 minutes to Elmore Community Hospital**
- **15 miles from Baptist East Hospital Hospitals**
- **26 minutes from Lake Martin**
- **58 minutes to Auburn**
- **13 minutes from Wind Creek Casino with Dining, Spa, and Entertainment**

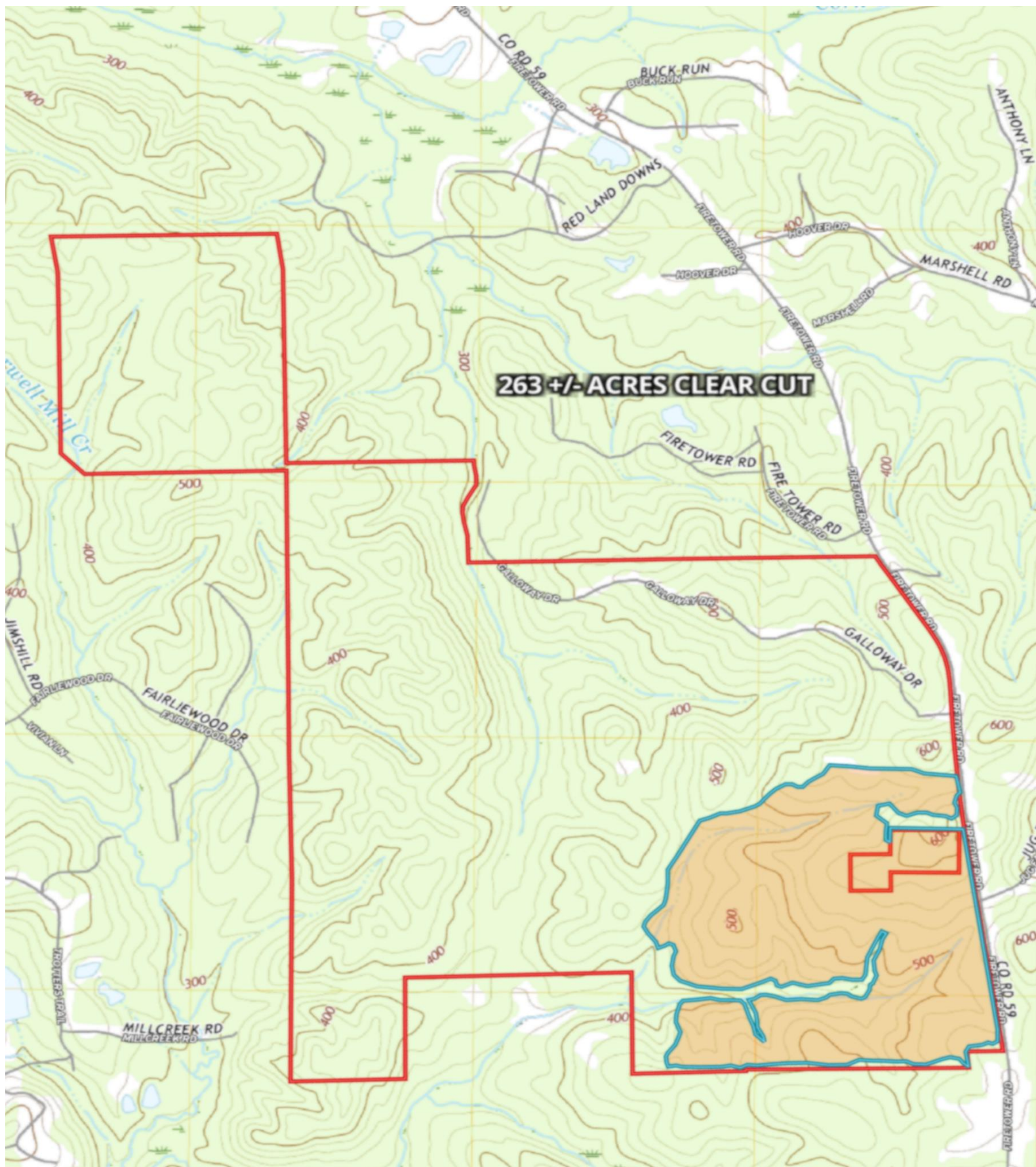


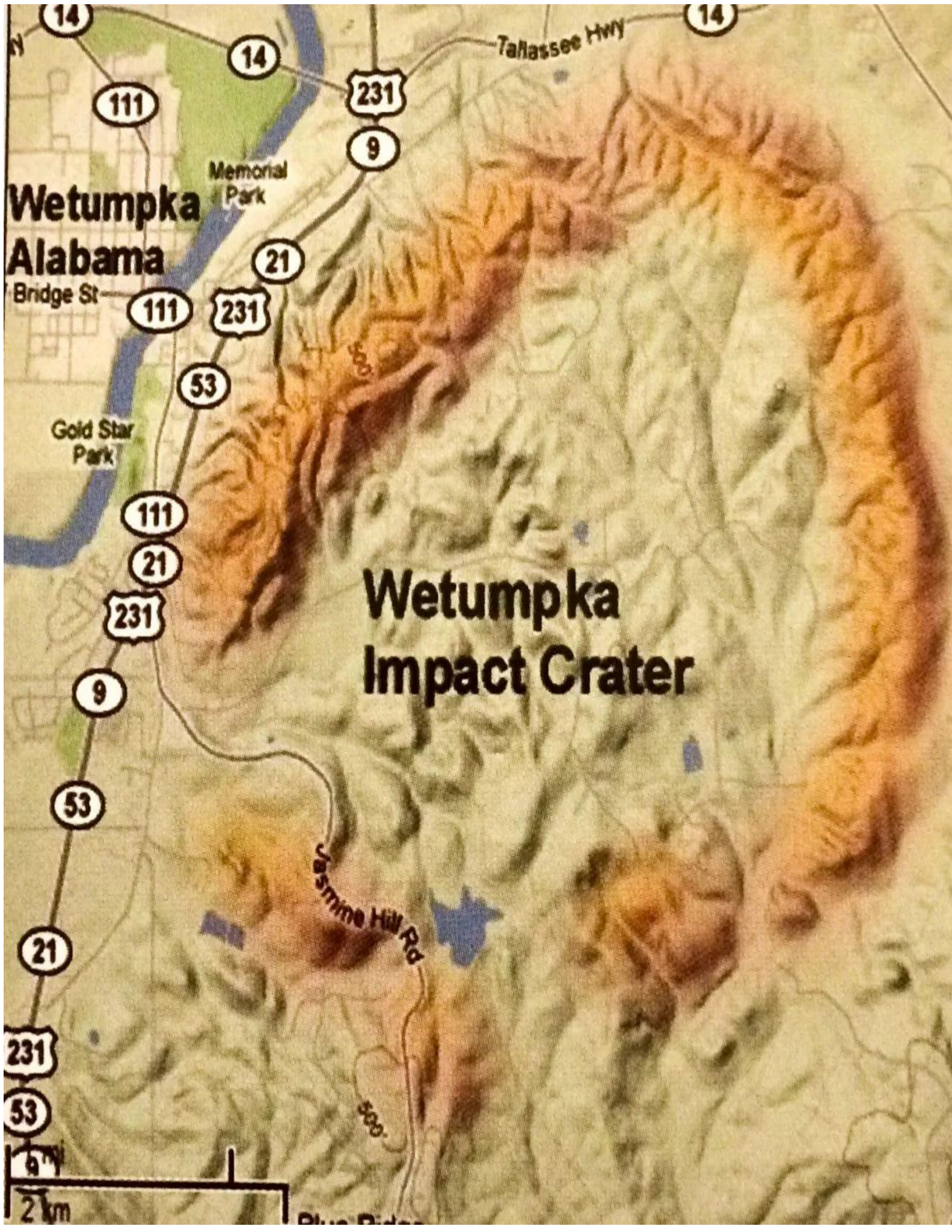
City Limits and School Zone Map





263 +/- acres of clear cut is actively undergoing site prep operations.





**EASTERN EDGE OF
IMPACT CRATER**

