



GREAT SOUTHERN Land



Titus Timber and Hunting Tract #29-004 119+/- Acres, Elmore County, AL Offered for \$226,100

Looking for a great recreational tract with excellent income producing potential from timber? This could be the perfect property for you! This tract is located on paved County Road 29 in Titus, Alabama which is only a short 20 minute drive from Wetumpka, AL.

Over 9000 feet of roads have recently been added that now allow access to the entire property. When you are driving on this tract, it gives you the feeling that you are on a tract twice the size that it actually is! Water and power are available.

The tract consists of approximately 100 acres of loblolly pine that was planted in 1986. This stand of timber has been thinned once in October of 2006. There are approximately 18 acres of hardwood bottoms and draws and 1 acre of young pine trees that are about 6 years old. There are two established game plots on site and all of the roads have been planted.

This tract has nice elevation changes with some majestic hardwood draws all of which basically run from East to West where they terminate at beautiful Town Creek, which is the Western boundary of the property.



For a tour or more information call:

Eric Leisy, Listing Agent
334-567-0924 ext. 201
334-657-6707 cell
Eric@GreatSouthernLand.com

Fletcher Majors, ALC, Broker
334-567-0924 ext. 205
334-328-9278 cell
Fletcher@GreatSouthernLand.com

This is a beautiful tract of land that is conveniently located in a charming part of Elmore County. Wildlife is abundant and now with the new road system constructed, you can enjoy the entire piece of property.

www.GreatSouthernLand.com



Titus Tract

Sections 13, T20N, R17E



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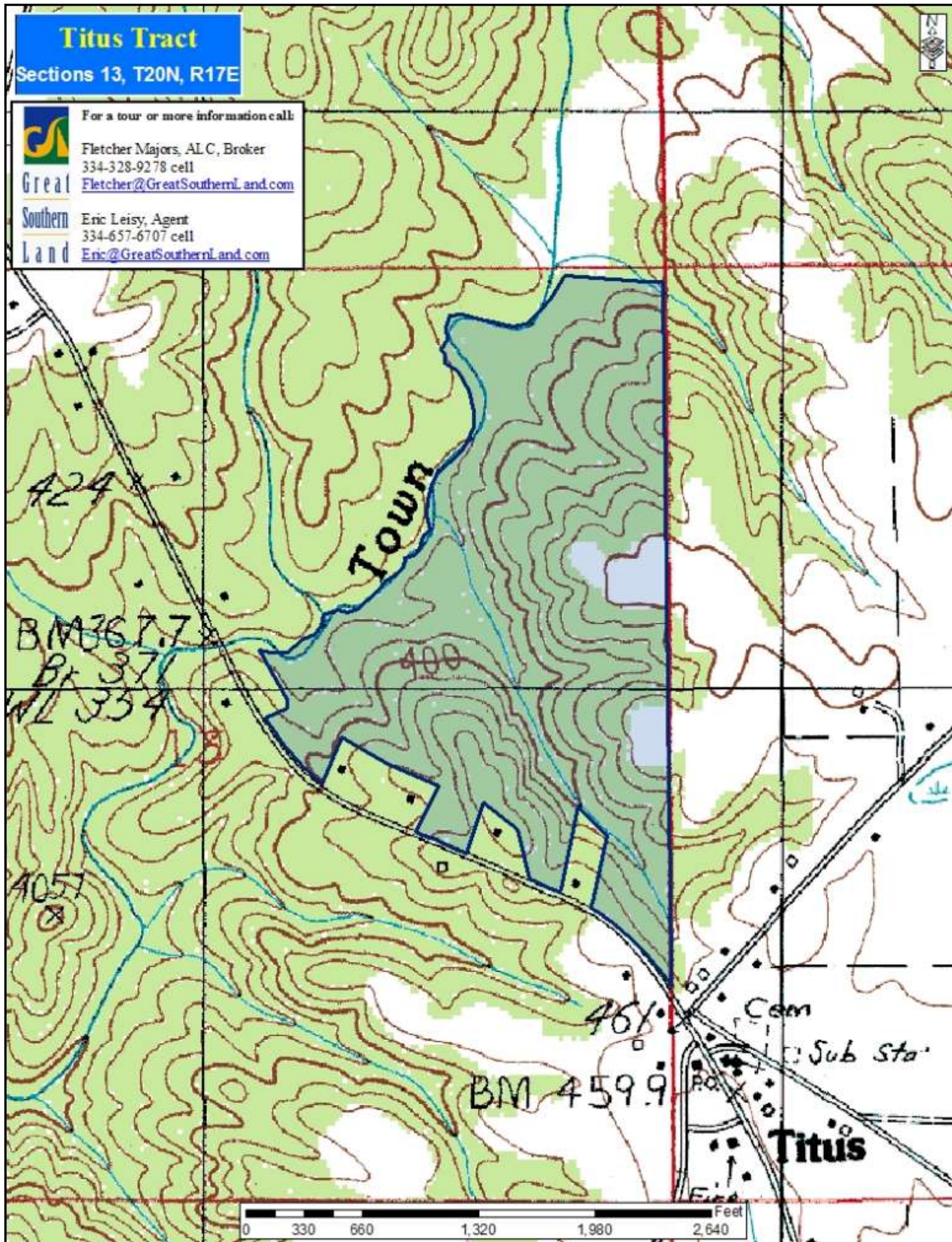
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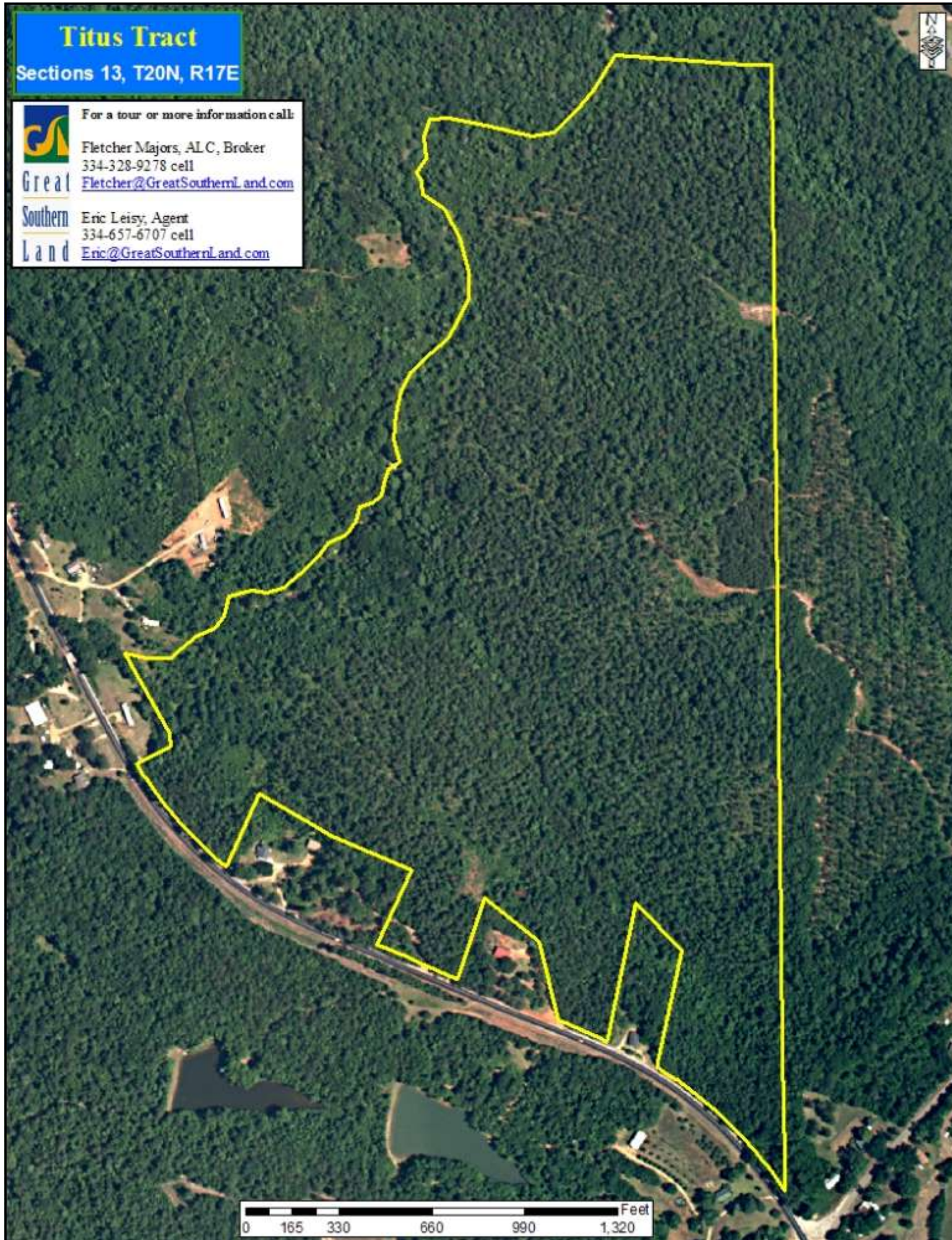
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View of beautiful Town Creek



Nice green field ready for planting



Internal road through hardwoods



Draw in hardwood bottom

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0 165 330 660 990 1,320 Feet



New internal roads have recently been constructed and allow access to the entire tract



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