

525 ParSmith Drive, Alexander City, Alabama

Home and 189.9 acres with 1.50 +/- miles on Town Creek for \$650,000, or
13.8 acres with Home for \$349,000, or
176.1 acres with 1.50+/- miles on Town Creek for \$369,000

Offering

The owners have packaged the property into 3 offerings (as a whole, or in two tracts) but, would consider other offers with the home. So, if you would like to have the home and 3 acres or 40 acres, make an offer. Any separate sale, other than as a whole, will allow access for both tracts along the existing drive but will also allow for a 60 foot wide right of way to the remaining acreage off of the south side of the parcel sold with the house, to allow access.

Potential Uses

- **Country Estate** -primary residence with acreage
- **Timberland Investment**
- **Hunting Plantation** -convert home to lodge
- **Horse Farm** - land around home could be pastured, horse barn constructed, and lake built with great view from home, the land has 3 + miles of internal roads including 1.25 miles along Town Creek provide scenic riding trails, and could be expanded to take in more scenic views of Town Creek.

Home Features

- Built in 2001, 2 story, brick veneer, 3,970 +/- SF heated/cooled area
- New hardwood and carpet flooring
- 1st Floor – Kitchen, Living Room, Dining Room, Media Room, Office, ½ Bathroom, Laundry Room, extra closets
- 2nd Floor – Master Bedroom & Bathroom, 3 Bedrooms, 2 Bathrooms, Family Room, with Walk-in Closets in each bedroom
- Front and rear stairways to second floor,
- 2 Car Garage
- Fenced back yard and fenced dog yard on side of house
- Sited on hilltop with great views of land

Land

- **House site** – the house lies on a hilltop in an open area of the property approximately 3,000 + feet from the County Blacktop road, and is accessed by a gravel drive shared with one neighbor with the driveway meandering across both owners' property. A copy of the Shared Driveway and Maintenance Agreement is available for review.
 - **Location** – near enough to town for the wife and kids, but, far enough for privacy, tranquility, peacefulness, and relaxation.
 - **Land Use** – while most of the land is wooded containing a mixed age stand of trees and numerous food plots (some being of significant size), with good internal road system throughout. The area near the home has some open areas, and suitable topography and soils for economical conversion to pasture. Most of the ridges have younger trees and could be economically converted to pasture or fields.
 - **Water** - the property is bound on the east side by Town Creek, and has approximately 1.5 +/- miles of frontage on Town Creek, a wide and deep year round tributary feeding into Hillabee Creek only one mile away. It is reported that Town Creek is a navigable creek for small boats, canoes etc. Of course, Hillabee Creek is known for fishing access from Lake Martin. A 1.5 mile canoe ride with the grandkids would be lots of fun and you can get home before dark- you don't even have to leave the property. If you get adventuresome, and have a john boat with motor, it's less than a mile from Hillabee Creek which is accessed by fisherman from Lake Martin on a routine basis. Alabama Highway 22 is not far down-stream either, nor is the public landing on Lake Martin.
 - **Timber and Trees** - the woodland is heavily timbered along the 1.5 +/- miles of Town Creek with mature hardwood timber (mix of hardwood species providing some oak and poplar logs, mix of railroad ties, and lots of hardwood pulpwood) ; the interior drains and hillside contain nice stands of merchantable size hardwood and pine trees (estimated at 17 to 19 year old hardwood and pine pulpwood, and some pine chip-n-saw size trees), and the interior hilltops and ridges have a mix of 9 year old or so hardwood and pine regeneration along with scattered merchantable size trees. The hilltops and ridges provide an economical opportunity (no big stumps to deal with) to add fields at a low cost and create a truly outstanding recreational tract of land.
 - **Potential Lake Sites** – the property has several large potential lake sites with one being perhaps 16 acres in size and another 9 acre prospective site with numerous other smaller lake sites. The soils appear to be very favorable for building lakes.
 - **Duck Pond Sites** – excellent opportunity to construct one or more floodable duck ponds at low cost using streams on property. Town Creek is home to many native ducks, just provide the feed in your duck ponds and they will come... so will your grandkids.
 - **Soils** – typical in the area, highly productive for growing timber and building good lakes.
 - **Wildlife and Access** – great location near town but with limited access from public ROW; adjoining properties to north, east, south and west are larger tracts with lots of tributaries creating excellent wildlife corridors. The food plots have been historically limed and fertilized so, the local deer and turkey know where they are.
- **A UNIQUE PROPERTY AND OPPORTUNITY – TAKE A LOOK AT THIS ONE!**