

Hatchett Creek Tract

Coosa County

Offered For Sale by:

Realty South – Lake Martin Office

Contact:

Howard Haynie, ARA, RPRA

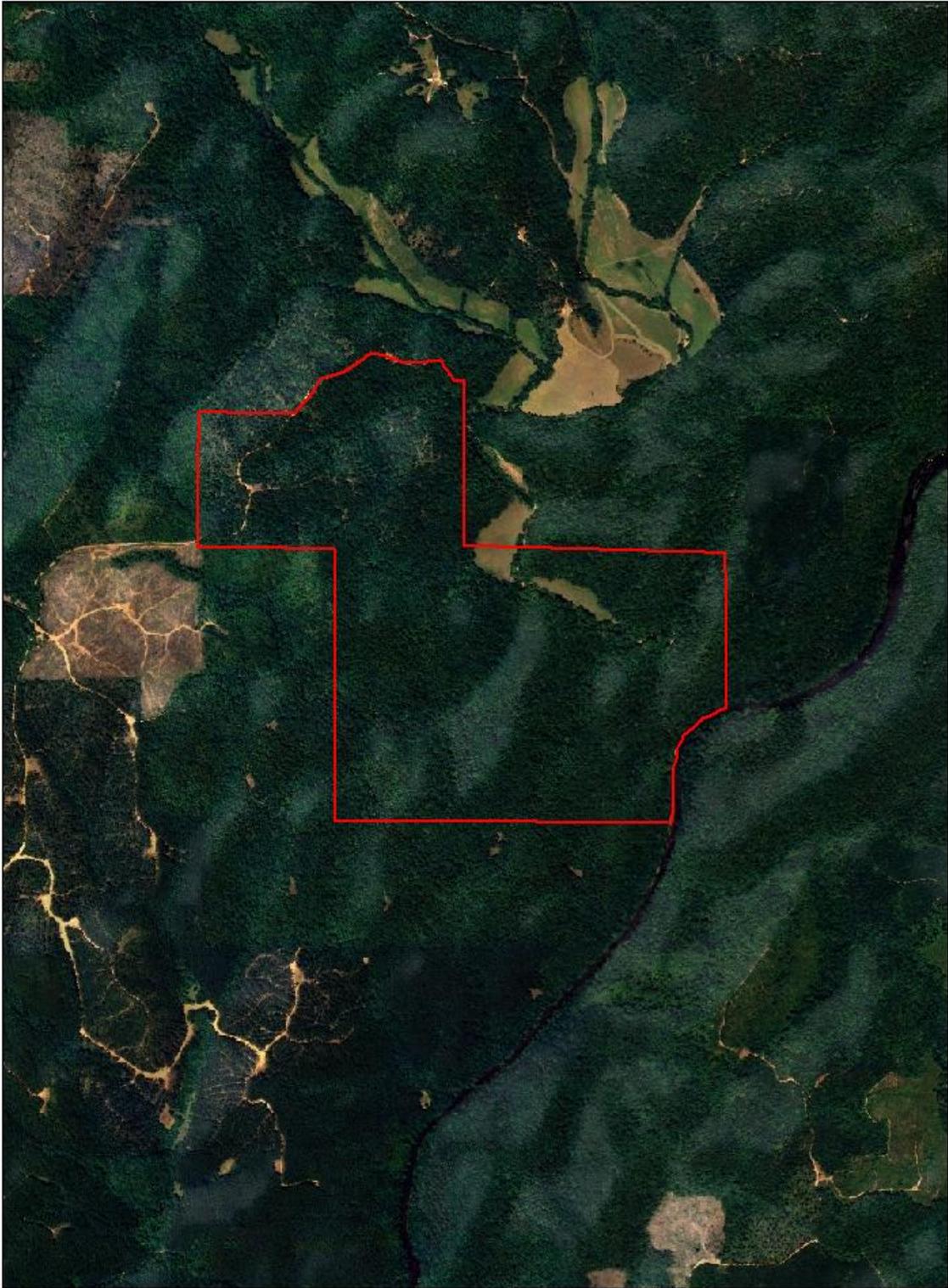
334-312-0693

To summarize, this is truly a special property. After appraising rural land for over 20 years, I can truly say this one captures more desirable natural features than most any other similar sized tracts I have been on. Many dollars have been invested to improve land to meet individuals' wants and desires, and still every tract is limited to how much it can offer. However, God spent some extra time on this 326 acre tract and its natural features cannot be reproduced. While it can stand a few improvements to further enhance its beauty and utility, it offers great diversity and opportunities for someone.

If someone is looking for a special property, this is one to see.

## Summary of Salient Facts and Observations

- 326.6 acres based on tax assessor
- A rare find with this much mature hardwood timber and this mix of features
- Natural stand of mostly mature hardwood timber with some pine timber
- Mixed topography providing level bottoms, moderate to steep hillsides and long ridge lines offering long panoramic views
- 3300 + feet of frontage on Chipco Creek
- 1450+ feet of frontage on Hatchett Creek
- 2 – fields in grass, 2.8 acres and 3.2 acres +/-
- Miles of internal woods roads through property
- 21 + acre potential lake site near property entrance
- 17 + acre potential lake site, or potential for large level field site with floodable duck pond
- Long ridge on southern part of property offers potential for long narrow field site with panoramic views
- Diversity of property provides opportunities for deer, turkey, dove, quail, and duck hunting
- Other recreational opportunities include: horseback riding, fishing, canoeing, hiking, biking, four-wheeling, and general relaxation
- Power is available on the public ROW just to the north and just to the south of the property.
- This is truly a special property with a very unique bundle of features and opportunities which truly sets it apart from other properties on the market today
- Price: \$989,000



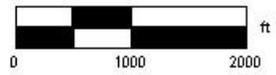
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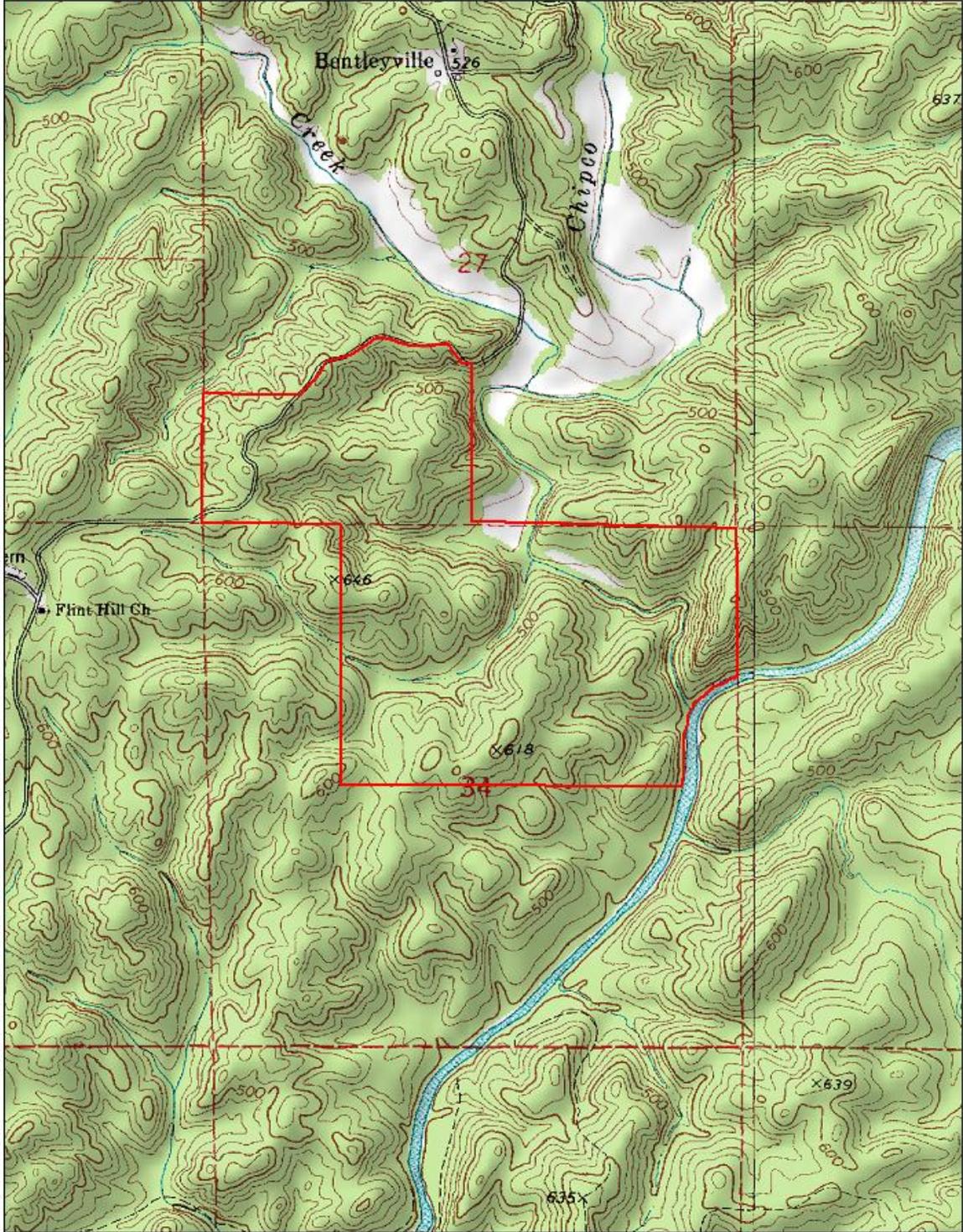
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MN (2.9° W)



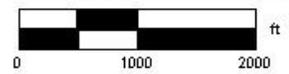
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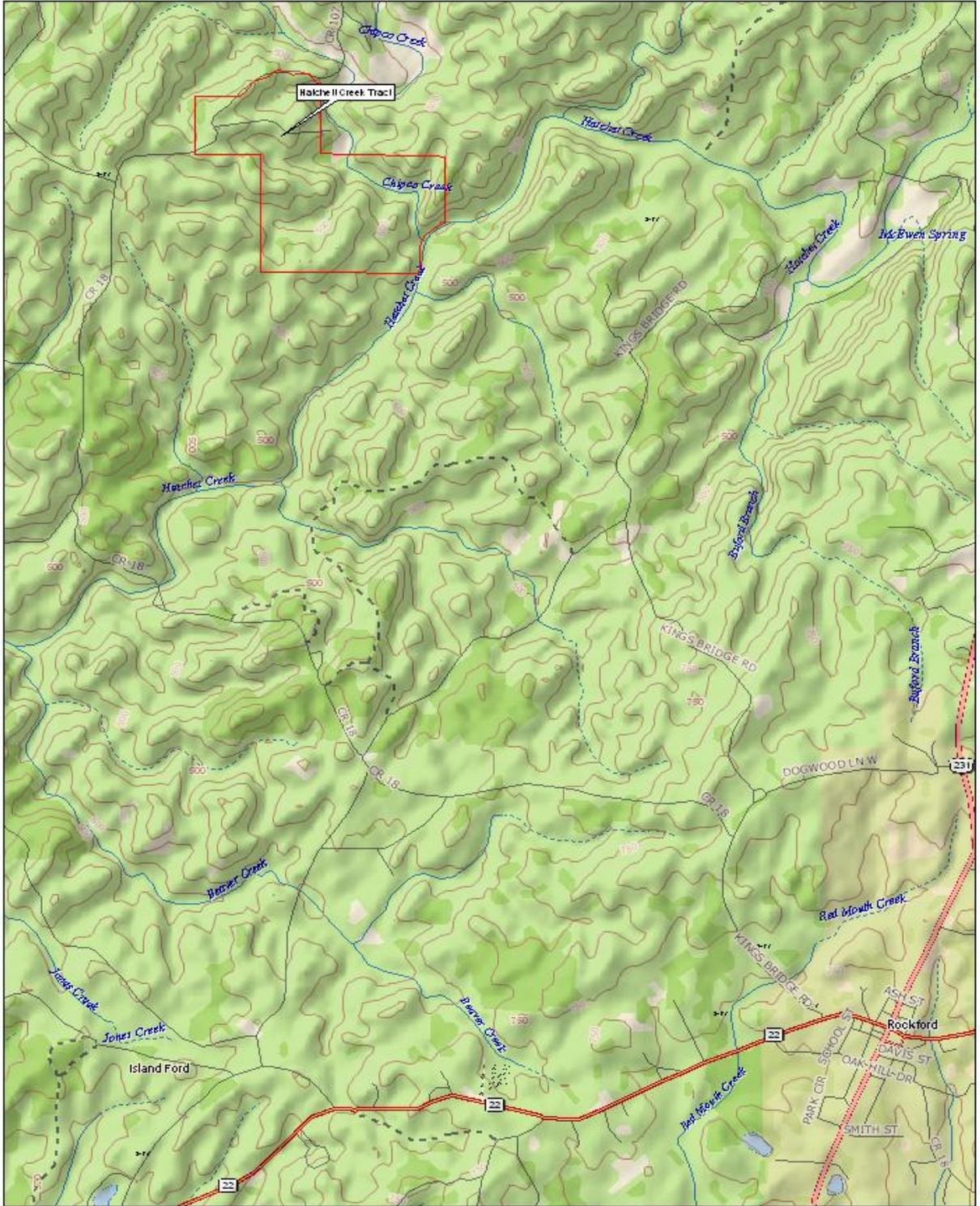
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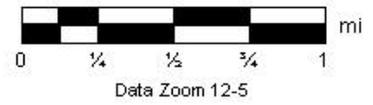
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Entry to Property



View of timbered hillside from field



View of field from timbered hillside across Chipco Creek



View of field



View of Chipco Creek



View of field across Chipco Creek



Another View of Chipco Creek from timbered hillside



View of woods road through timbered hillside



View of towering pine and hardwood timber on hillside



Another view of towering timber on hillside



View of hardwood along one of numerous stream bottoms



View across Chipco Creek at timbered hillside near junction of Chipco Creek and Hatchett Creek



Another view of hillside across Chipco Creek overlooking Hatchett Creek



Another view of Chipco Creek



Another view of Chipco Creek – estimated to have 3300 + feet of Chipco Creek frontage through the property on the eastern side to the point the Chipco empties into Hatchett Creek

Chipco Creek is a really big creek.



View of timber across Chipco Creek at the point the Chipco empties into Hatchett Creek



One example of a huge hardwood tree at point Chipco empties into Hatchett



Another view of the huge tree with Hatchett Creek in background



Junction of Chipco and Hatchett Creeks



Hatchett Creek is a huge creek, more like a river. The water is up but still well within its banks.



Another view of Hatchett Creek



Still, another view of Hatchett Creek



One last view of Hatchett Creek with approximately 1,450 + feet of Hatchett Creek frontage on the southeastern edge of the property



Another woods road through the property along Hatchett Creek



Another woods road through property



Another woods road through property



And, another woods road through property



More towering hardwood and pine timber



More towering hardwood and pine timber



Another woods road and another great view



More mature timber



Another woods road along a ridge and some great views



Another ridge view – a good place for a long narrow field along this ridge



The same ridge and more views



More woods roads through the property



Miles and miles of woods roads through the property



A view of the almost level bottom which was clear-cut to for development of a lake or could be made into a large field – what an opportunity for a level field with a portion containing a floodable duck pond! Plant the field in the spring, flood a portion of it in the fall and you will have one of the most popular duck holes around.



More woods roads



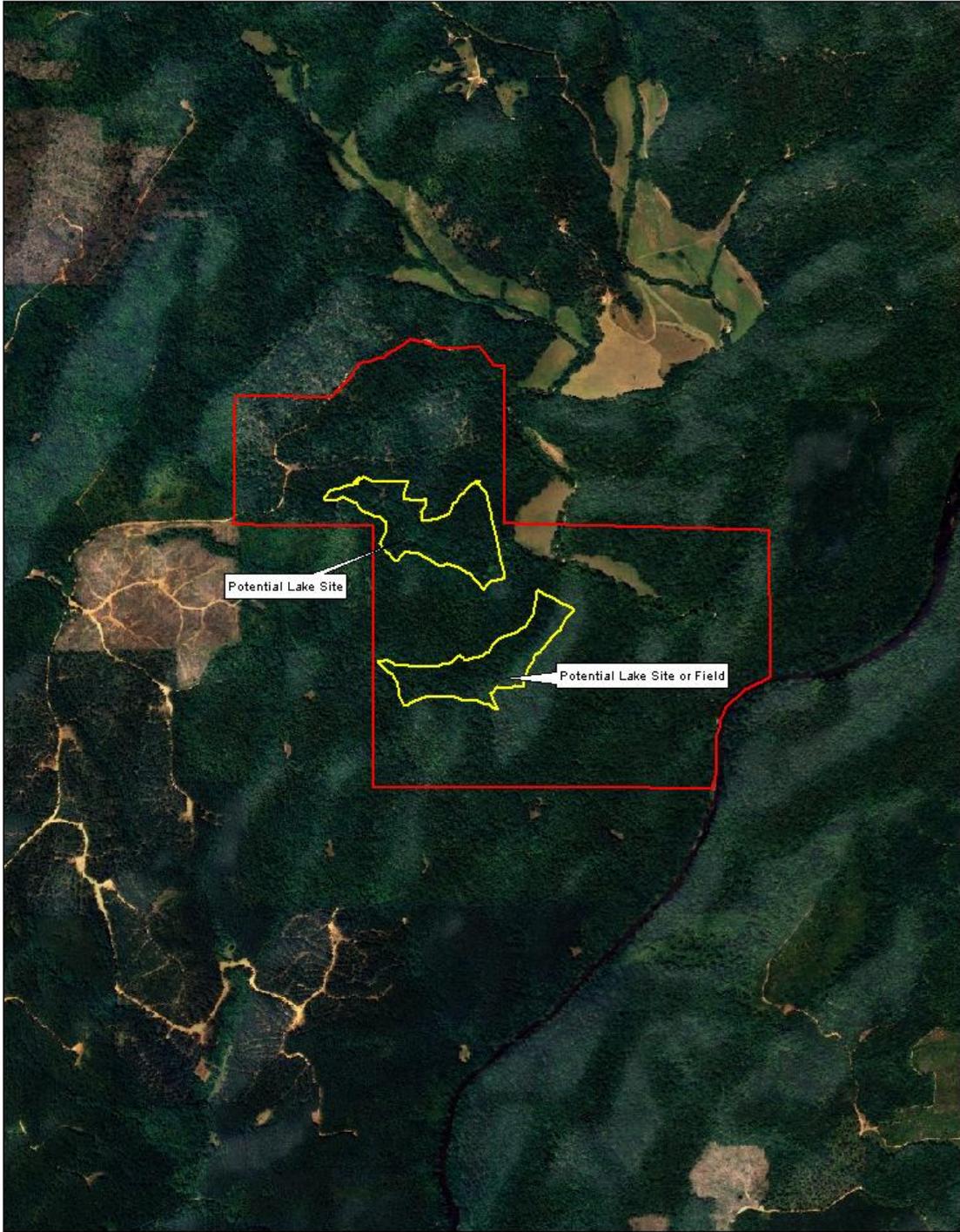
More woods roads



Leaving the property



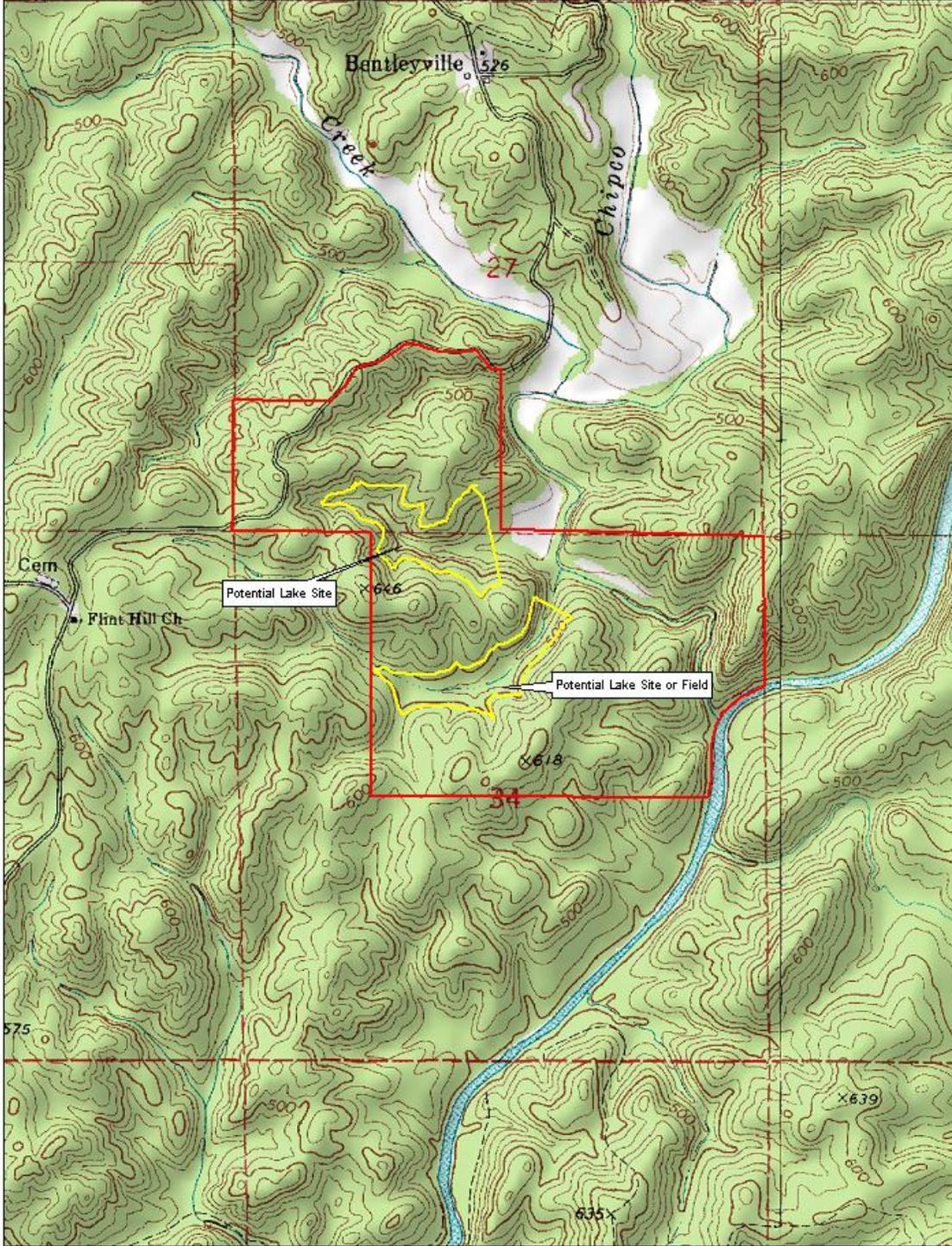
This bridge, across Hatchett Creek, and the blacktop road is approximately 2 miles from the property entrance. Good blacktop road access to within 2 miles of property with good dirt road from this point to the property. This bridge also puts into perspective the size of Hatchett Creek



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MN (2.9° W)

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