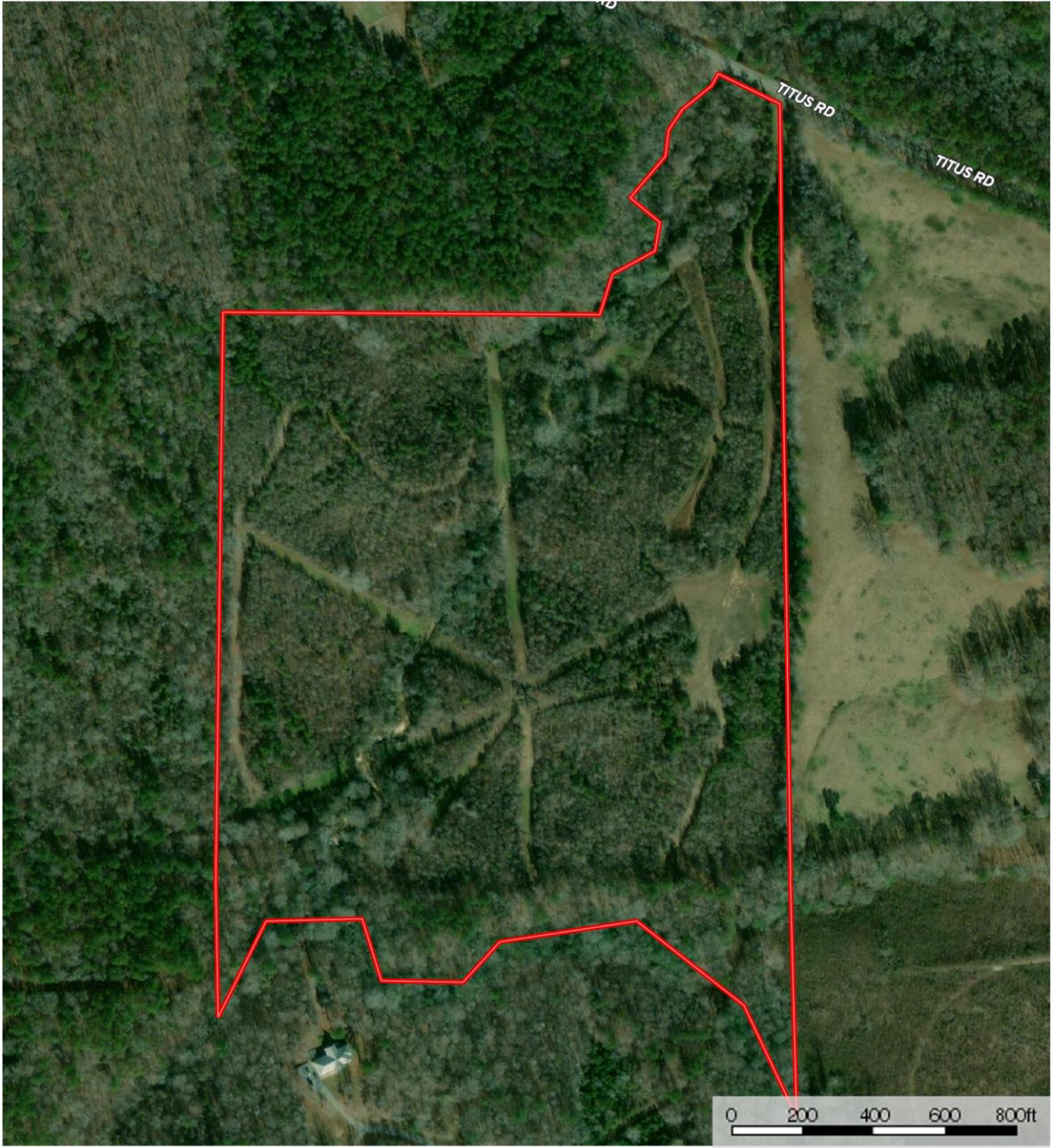


Titus Road Tract

51.46 Acres, more or less

- Currently used for recreational hunting with tower stands set in two wheel configurations, with one tower wheel covering most of the entire property with Pinkston Creek running through the center of the wheel, and the other tower wheel covering most of the northeast area along Pinkston creek.
- Multiple potential uses include:
 - Country Estate ready for you and your new home
 - Investment timberland and recreational uses
 - Country Living Subdivision
- Two creeks on the property, with one running through the property from the north to southwest corner, and another on the south boundary.
- Extensive all weather road from the north end to the south end, and extensive trail system around and throughout the property.
- The property fronts Titus road on the north end and can also be accessed by an easement on the south end, easily allowing the property to be sub-divided into multiple land parcels.
- Numerous home sites, with one particular elevated site on the south end overlooking the two creeks with a panoramic view. This site has recently been mulched to show the great home site and also demonstrates the potential for mulching of other prospective home sites.
- Several prospective duck holes near the creeks.
- Topography varies from level flood plain along the creeks to moderately rolling to gently rolling, with a significant portion being favorable for conversion to fields and pasture.
- The timber stand is mixed with mostly older pre-merchantable hardwoods, and scattered merchantable trees along Pinkston Creek, and mature pine and hardwoods on the south end of the property along the southern creek.

Self
Elmore County, Alabama, 51.46 AC +/-



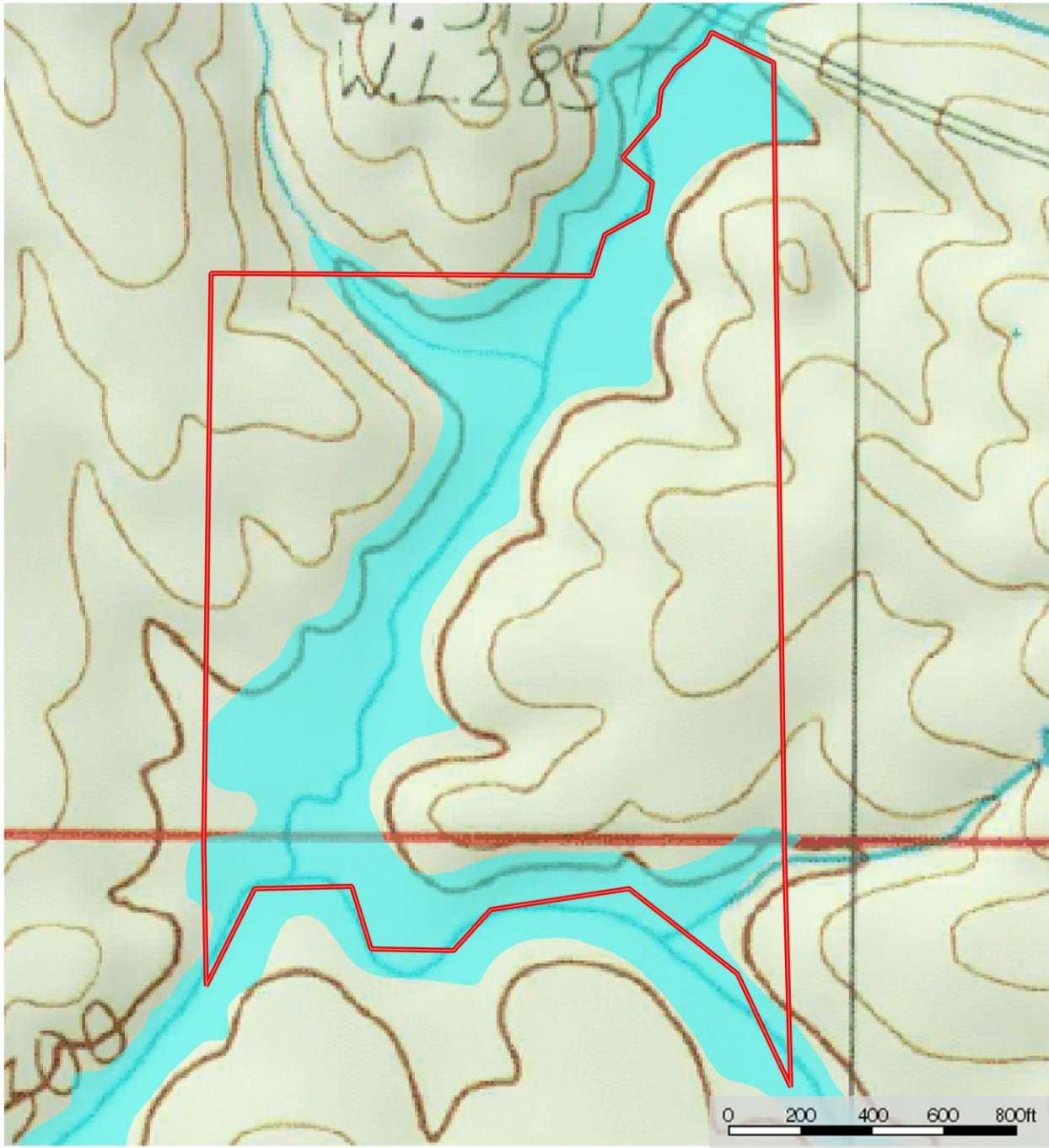
 Boundary

Howard Haynie, ARA, RPRA, CCIM, ALC, CRS for Howard W. Haynie & Associates, Inc.
P: 334-312-0693 www.HaynieAppraisals.com 201 Eagle Ridge, Alexander City, AL 35010

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Self
Elmore County, Alabama, 51.46 AC +/-

Howard W. Haynie & Associates, Inc.
HAYNIE
Real Estate Appraisals



Boundary 100 Year Floodplain 500 Year Floodplain Floodway Special Unmapped/ Not Included

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