



John Hall & Company

Land | Commercial | Investment Property
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NEW HOPE CREEK TRACT

49 ACRES

HAMILTON, AL



LOCATION: County Road 73 – Hamilton, AL 35570 (Marion Co.)

ACREAGE: 49 +/- Acres

LAND USE: Country Home Estate / Recreational Land / Timberland

PRICE: \$170,000

SPECIAL FEATURES: A Tract such as this with a diverse ecological footprint and visual charm is certain to be one that has been cared for meticulously and mindfully for over the course of generations: 3 Generations to be exact. As such, this property has been in the family since the early 1900s; this being ***the first time it has been offered for sale in 100 years.*** Markedly, in modern times, the Tract boasts an “Old-Growth” Loblolly Pine Plantation with a touch of Appalachia along “New Hope Creek” featuring rock-outcrops accompanied with Sweetleaf, Mountain Laurels, and Eastern Marsh Ferns. Notably, the Tract was thinned in 2012 and has, over time, developed a strong supporting cast of distinguished Pines of merchantable value and character via a favorable site index (*Timber Cruise Available Upon Request*). While the Tracts Plantation Pines are awe inspiring, the 3-Acre Beaver Dam Lake is a focal point just “under the hill” and provides an almost magnetic draw from the landscape. Also significant is the sizeable home-site and interior roads in conjunction with the abundant paved road frontage along County Road 73; offering development potential in multiple size classes if the Buyer so chooses.

- 25-Year-Old Pine Plantation
- 875' of paved frontage on County Road 73
- 3200' of Creek Access & and 3-Acre Beaver Dam Lake

AGENT: Mack Brasher – 205.495.4650 | Mack@JohnHallCo.com

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4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

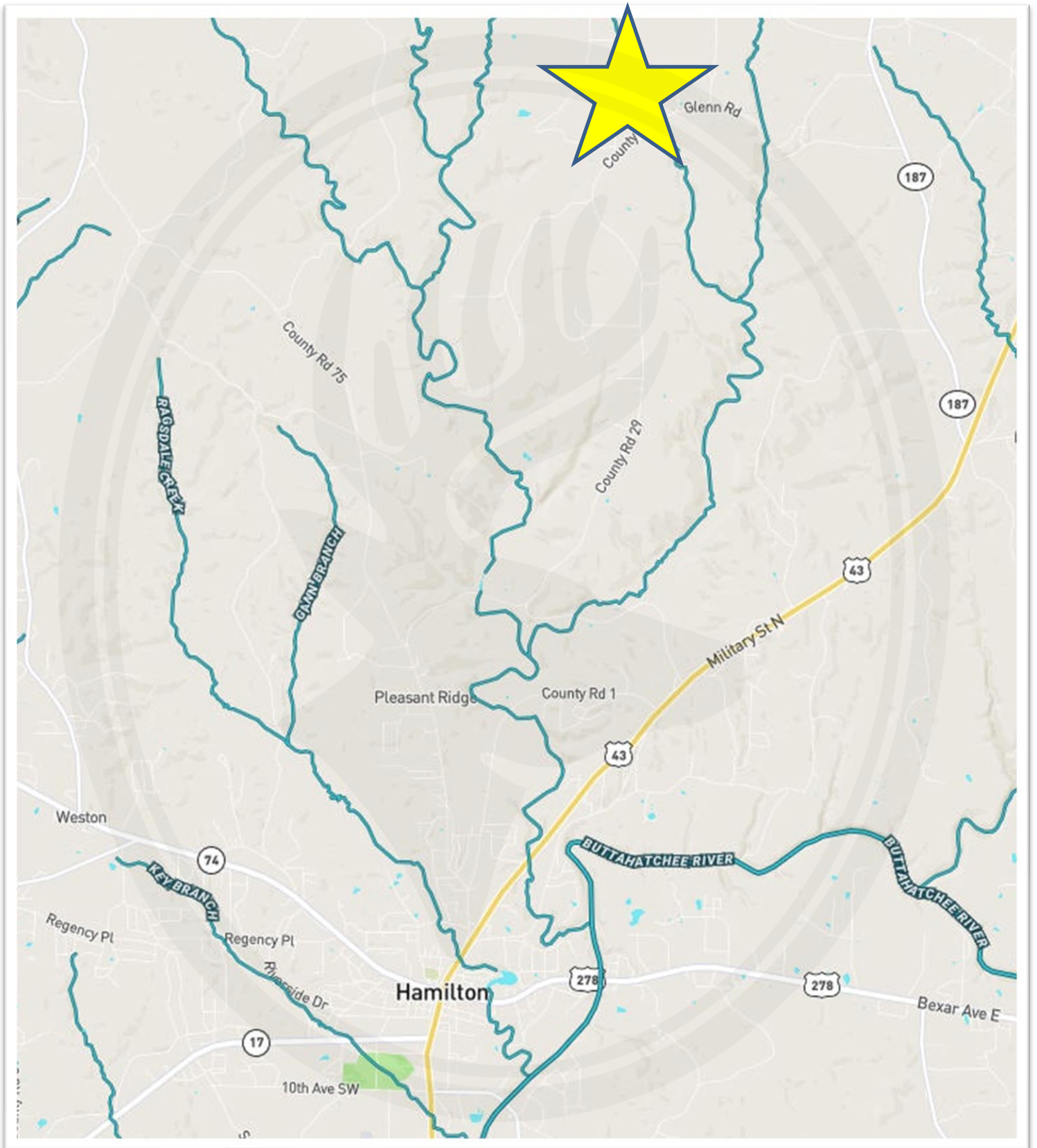
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QUICK FACTS

- **Address:** County Road 73 – Hamilton, AL 35570 (Marion Co.)
- **School District:** Marion County Schools
- **Legal Description:** 49 AC (C); BEG NW COR SW/4; TH S 1070S TO EL HWY73; SELY 890S; E 650S; NWLY 650S; E 550S; N 1300S; W TO POB; IN W/2-SW/4; S36-T9S-R14W
- **Marion Co. Parcel #:** 49-04-07-36-0-000-019-0000
- **Property Taxes:** 124.24
- **Acreage**
 - Pine: 40 Acres (82%)
 - Poplar: 1.5 Acres (3%)
 - Beaver Pond: 3.5 Acres (7%)
 - Interior Roads & Homesite: 3.5 Acres (7%)
 - Idle/Open: 0.5 Acres (1%)
- **Topography:** Level to Rolling
- **City Water and Power available at County Road 73.**
- **6.5 Miles North of recently improved & restored Downtown Hamilton, AL.**
- **Notably, the property is only miles away from the “Buttahatchee River” – which is a famed tourist attraction Rated as a Class I River – float, fish and enjoy the scenery of the many beautiful cliffs and rock outcrops along 9 miles of the floatway.**
- **Hamilton is home to one of the top-rated public schools in the State as well as home to Beville State Community College.**
- **Marion County is host to the following Major Employers:** Kith Kitchens, 3M Company, Komatsu Mining Corp., Buccaneer Homes, Kontoor Brands Inc., Clayton Homes, Tiffin Motorhomes, NTN Bower, Hamilton Homebuilders, & Deer Valley Homebuilders.
- **Marion County is ranked #4 in Alabama in “Lowest Cost of Living.”**
- **Buttahatchee River Outfitters is close by to float the River for your enjoyment as well the historical archaeological “Hamilton Mounds Site” steeped in Chickasaw Indian Culture & History**
- **Hamilton is home to the Buttahatchee River Festival annually in October**
- **45 minutes to Tupelo, 1 Hour to Florence, AL, 1.5 Hours to Cullman, & 1.5 Hours to Birmingham.**

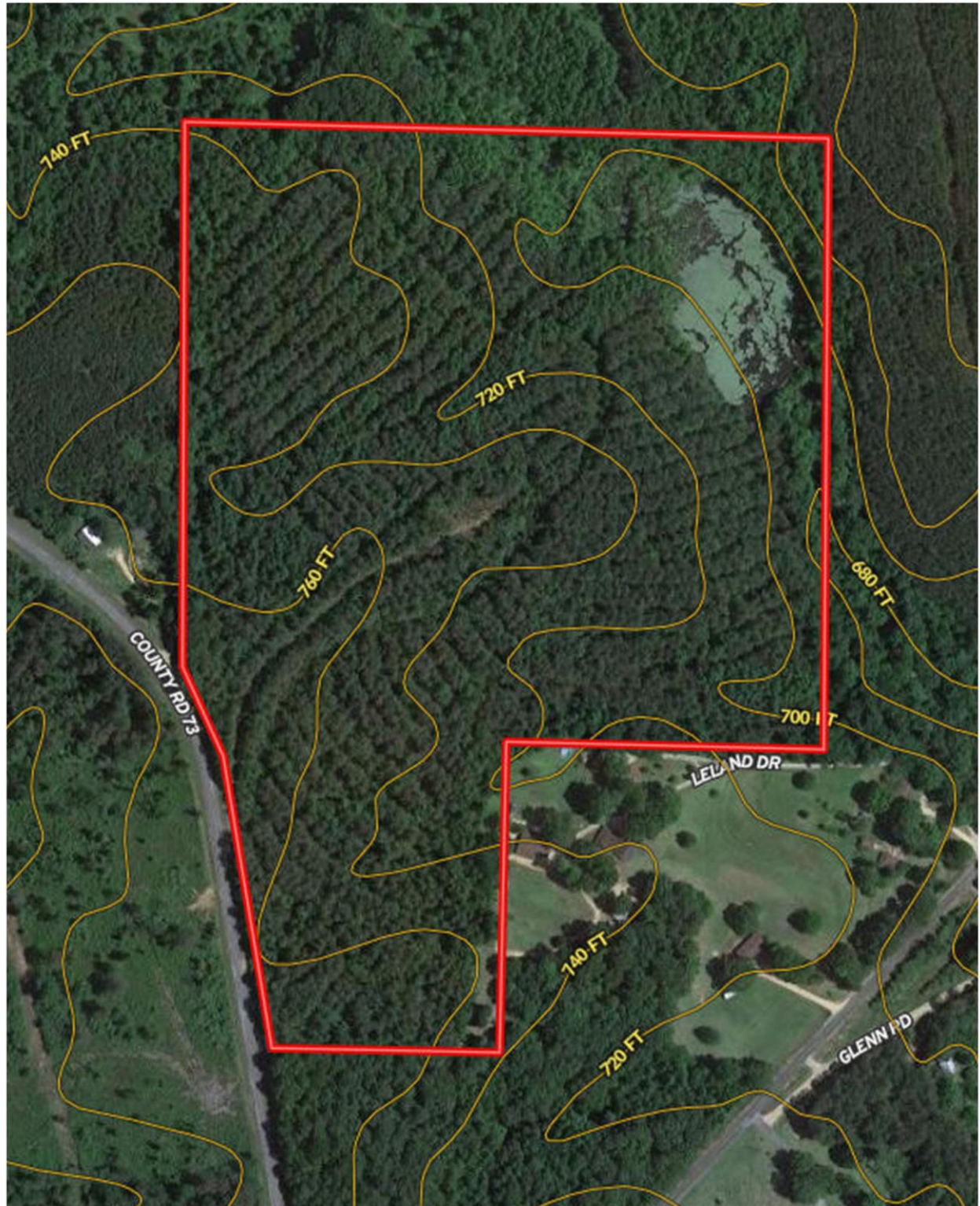
Property Location



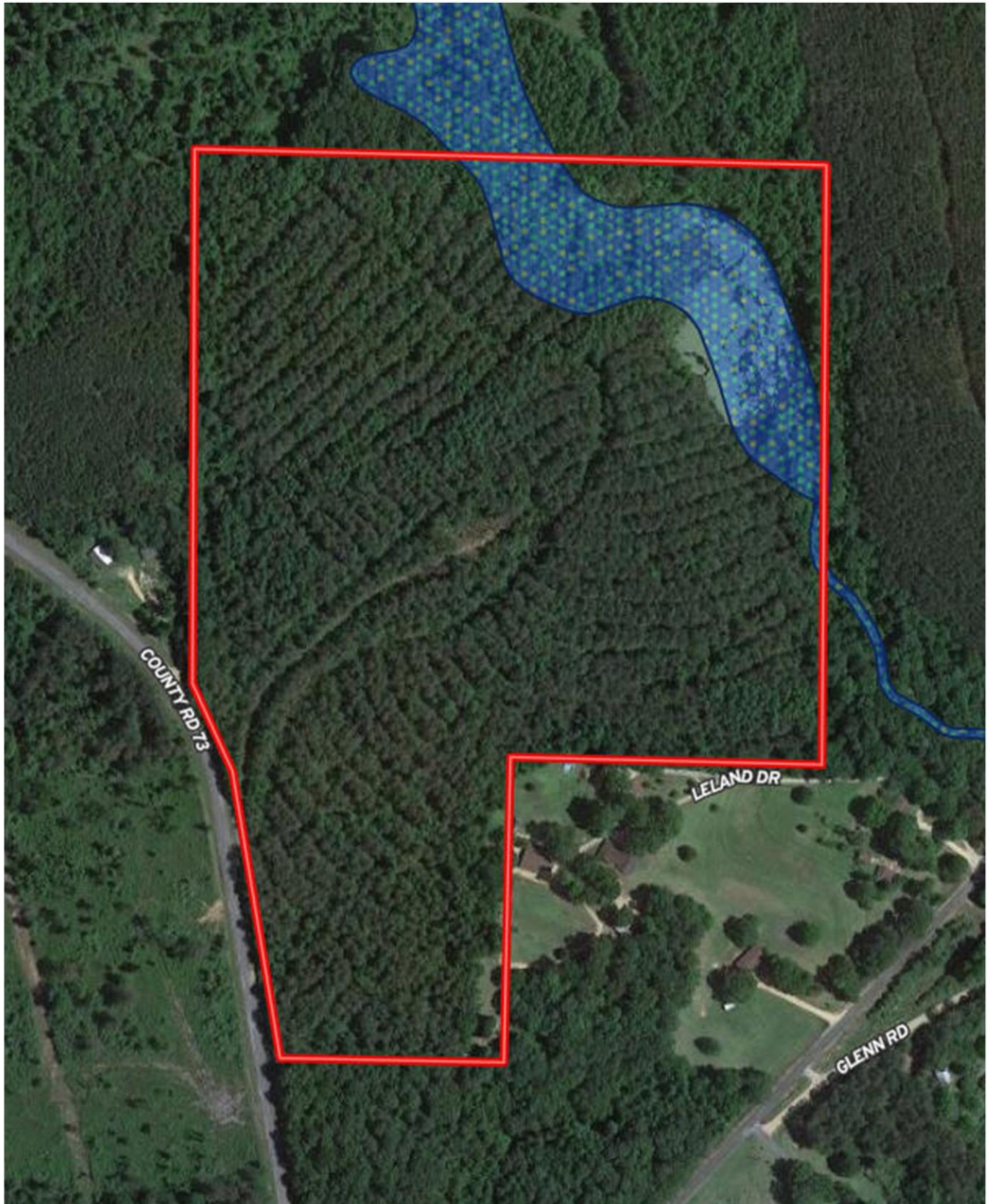
Water Features



Topo Map



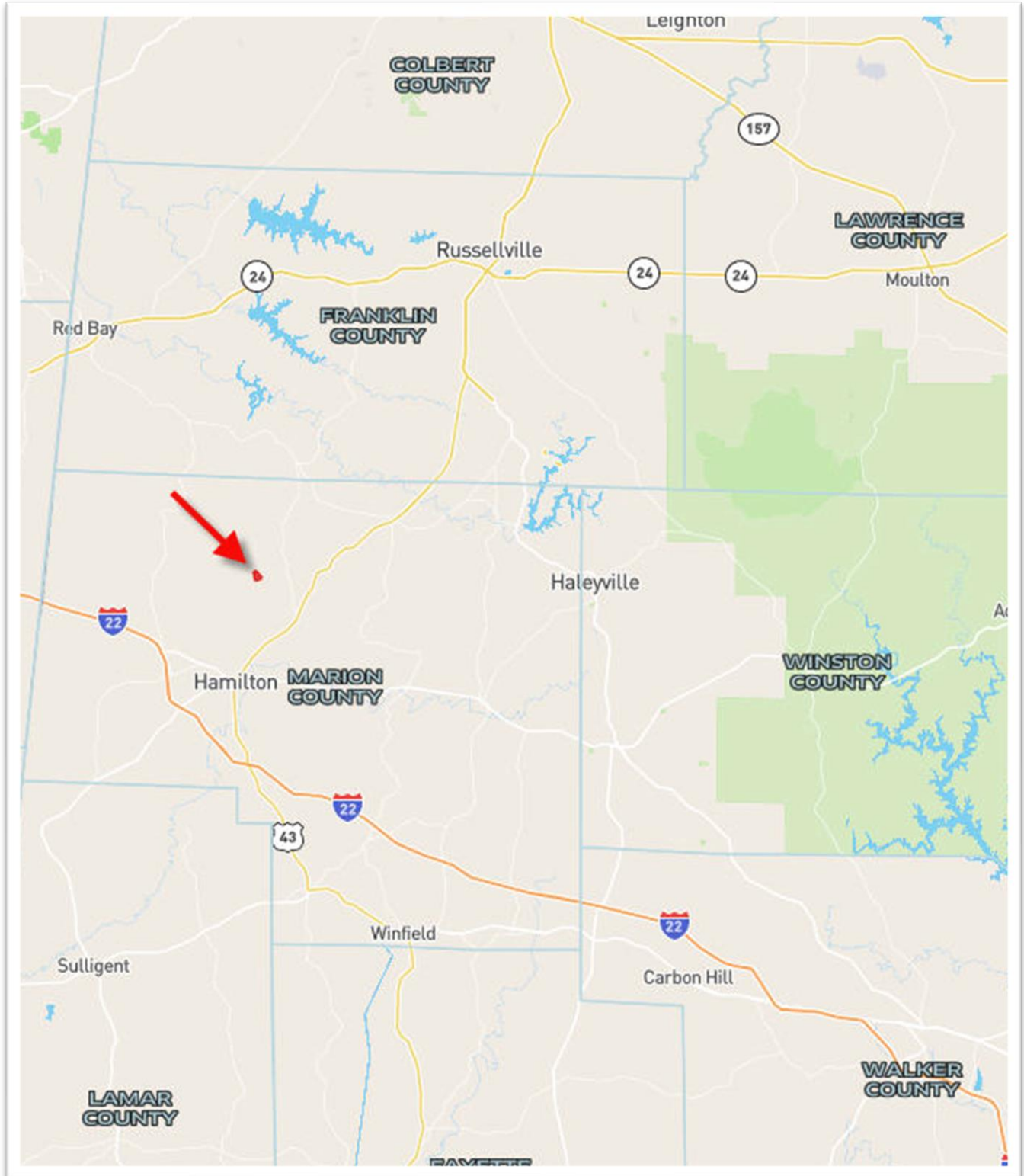
Wetlands Map



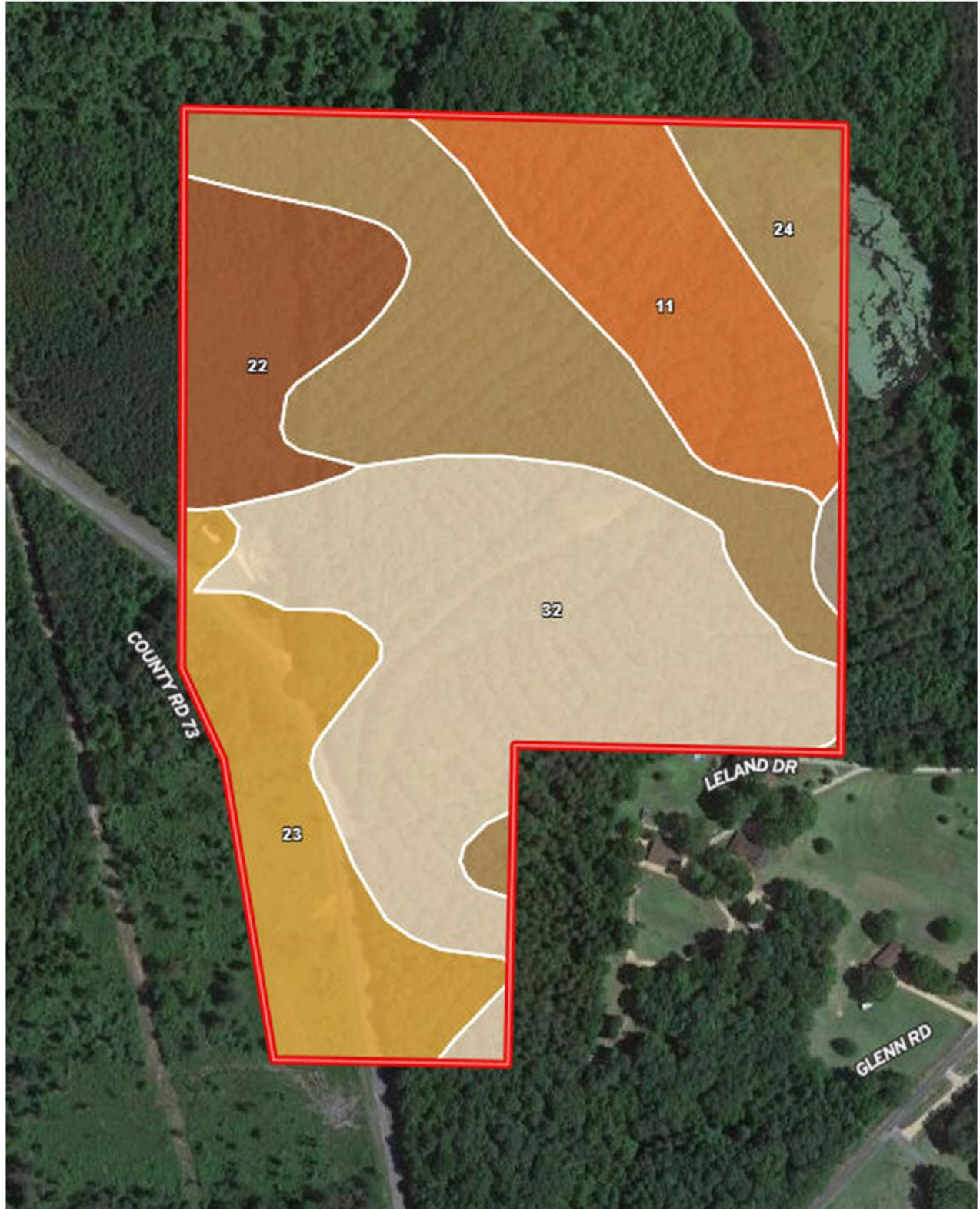
FEMA Flood Map



Regional Location Map



Soils Map

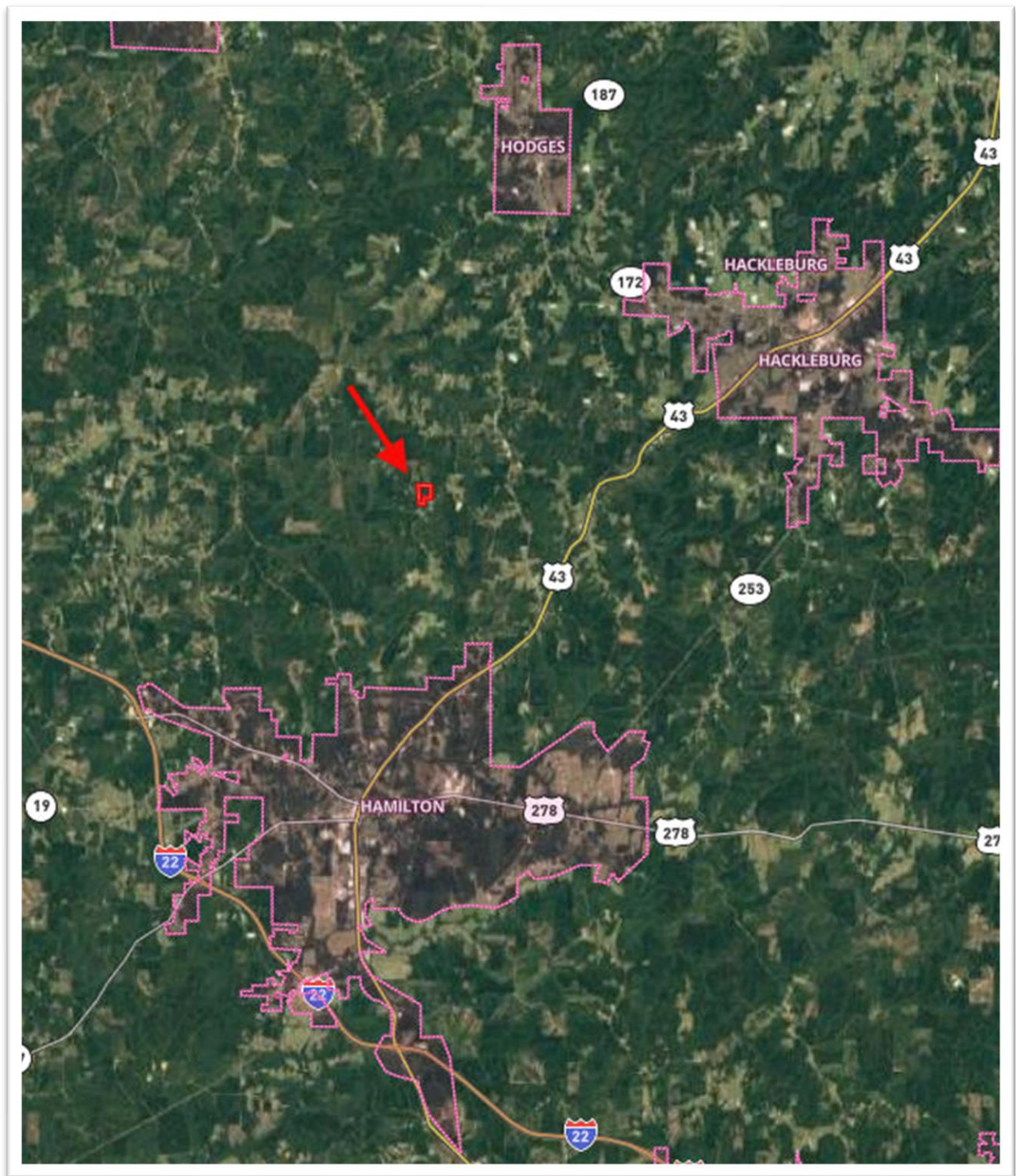


Soils Map Key

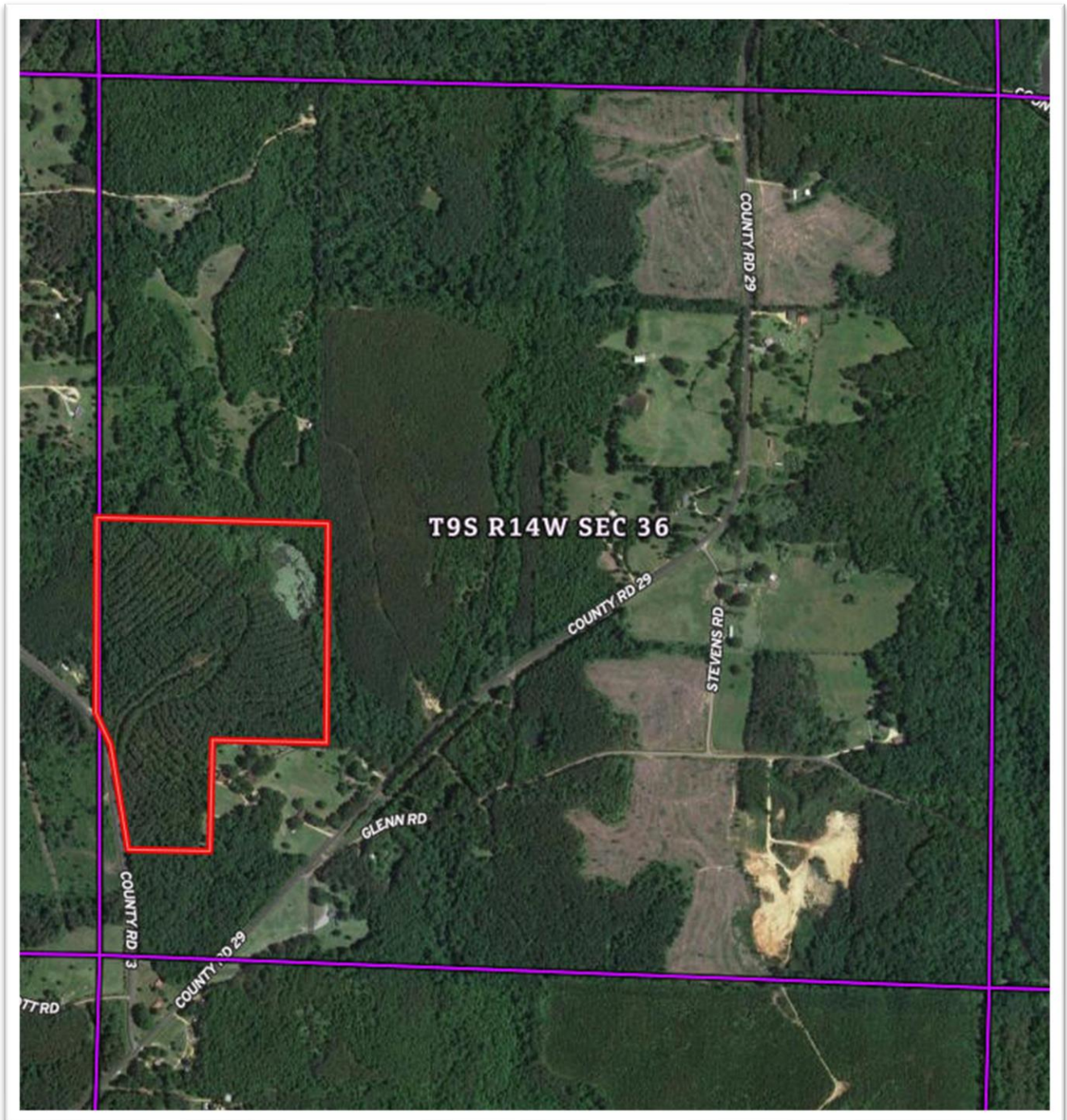
 Boundary: 49.25 ac

Code	Description	Acres	%	CPI	NCCPI	CAP	?
32	Smithdale fine sandy loam, 6 to 10 percent slopes	16.13	32.74%	-	62	3e	?
24	Pikeville-Flomaton complex, 15 to 45 percent slopes	13.45	27.3%	-	22	7e	?
23	Ora silt loam, 2 to 6 percent slopes	7.35	14.92%	-	52	2e	?
11	Iuka-Mantachie complex, 0 to 2 percent slopes, frequently flooded	7.11	14.43%	-	64	5w	?
22	Ora fine sandy loam, 6 to 10 percent slopes	4.92	9.99%	-	50	4e	?
10	Hector-Rock outcrop association, 15 to 50 percent slopes	0.29	0.59%	-	2	7s	?
Totals 49.25 ac ?		0 CPI Average		48.31 NCCPI Average		4.36 Cap. Average	

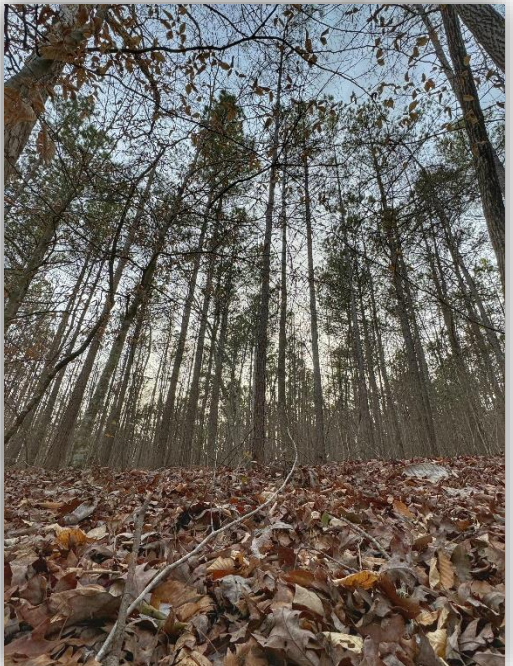
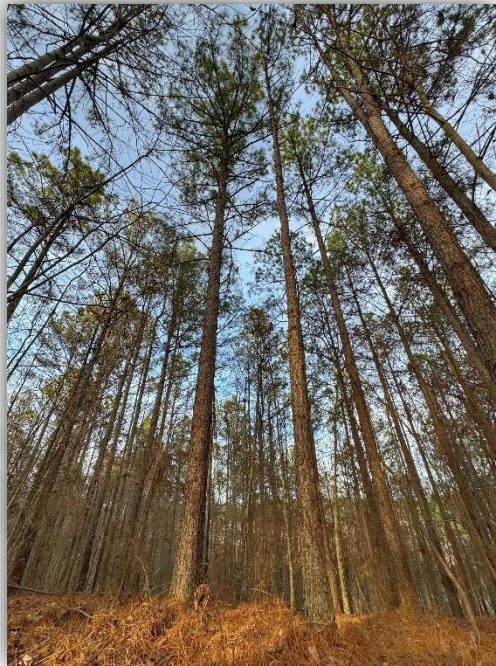
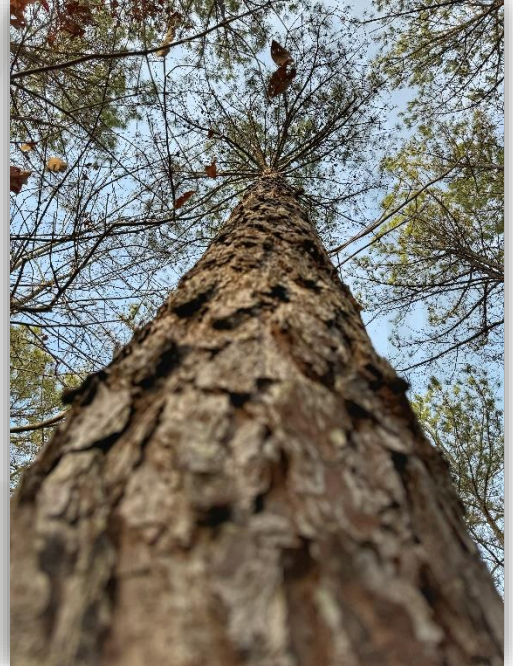
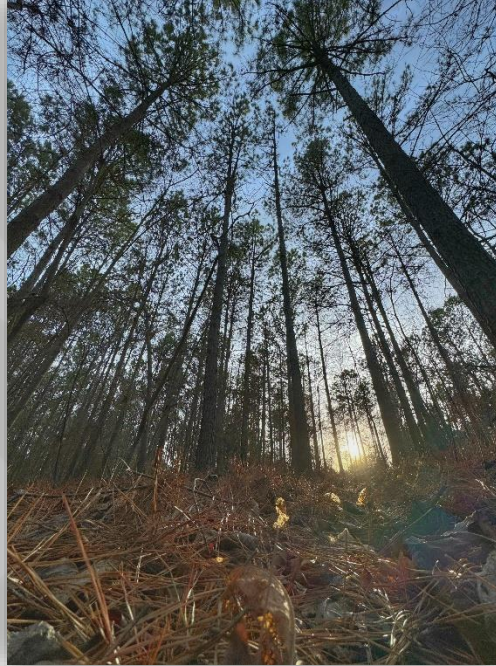
City Limits Map



STR Map











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