

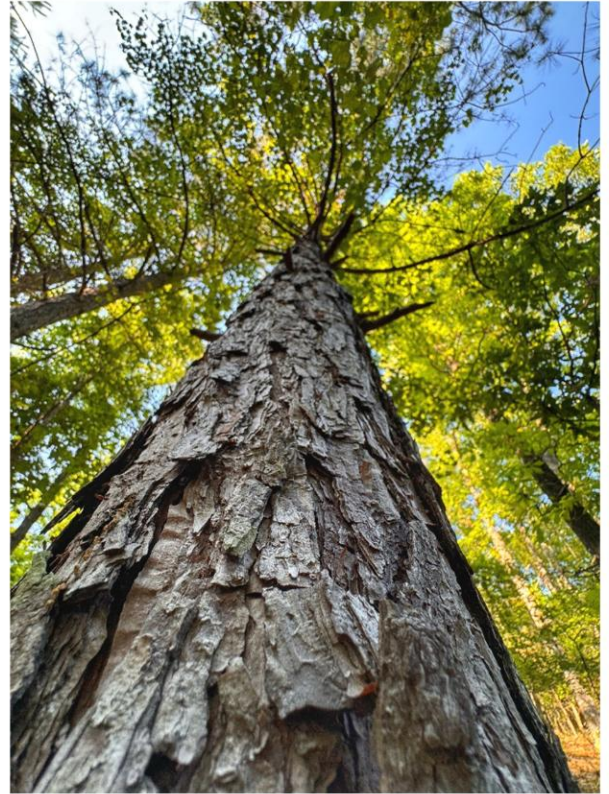


John Hall & Company

Land | Commercial | Investment Property
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FWLER HILL TRACT

40 +/- Acres
HAMILTON, AL



LOCATION: Four Oaks Road & Fowler Hill Road – Hamilton, AL 35570 (Marion Co.)

ACREAGE: 40 +/- Acres

LAND USE: Country Home Estate / Recreational Land / Timber Tract

PRICE: \$125,000

SPECIAL FEATURES: Welcome to the “Fowler Hill Tract.” The property rests as an aesthetic oasis overlook of the Marion County landscape resting adjacent to 20,000 Acres of protected wildlife habitat via the Sam R. Murphy Wildlife Management Area that play host to and a safe-haven for trophy whitetail deer and turkeys. Accessibility is provided via both Four Oaks Road & Fowler Hill Road for your discretion with an established road system in the interior and a manicured greenfield on the east property boundary. Located conveniently between Hamilton, AL & Guin, AL and just off Exit 16 on Interstate 22 the property provides both residential, recreational and timber investment opportunity. In addition of convenience to interstate travel and amenities, the property is 2 & 3 Miles from Marion County Lake & Pikeville Country Club. Markedly, the tract boasts a notable standing Timber value substantiated by a recent Timber Cruise in-hand; concreted by well-stocked stand of variable merchantable classes of Loblolly Pines & a variance of both Mature upland and bottomland Oak Species with both wildlife & merchantable value.

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

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

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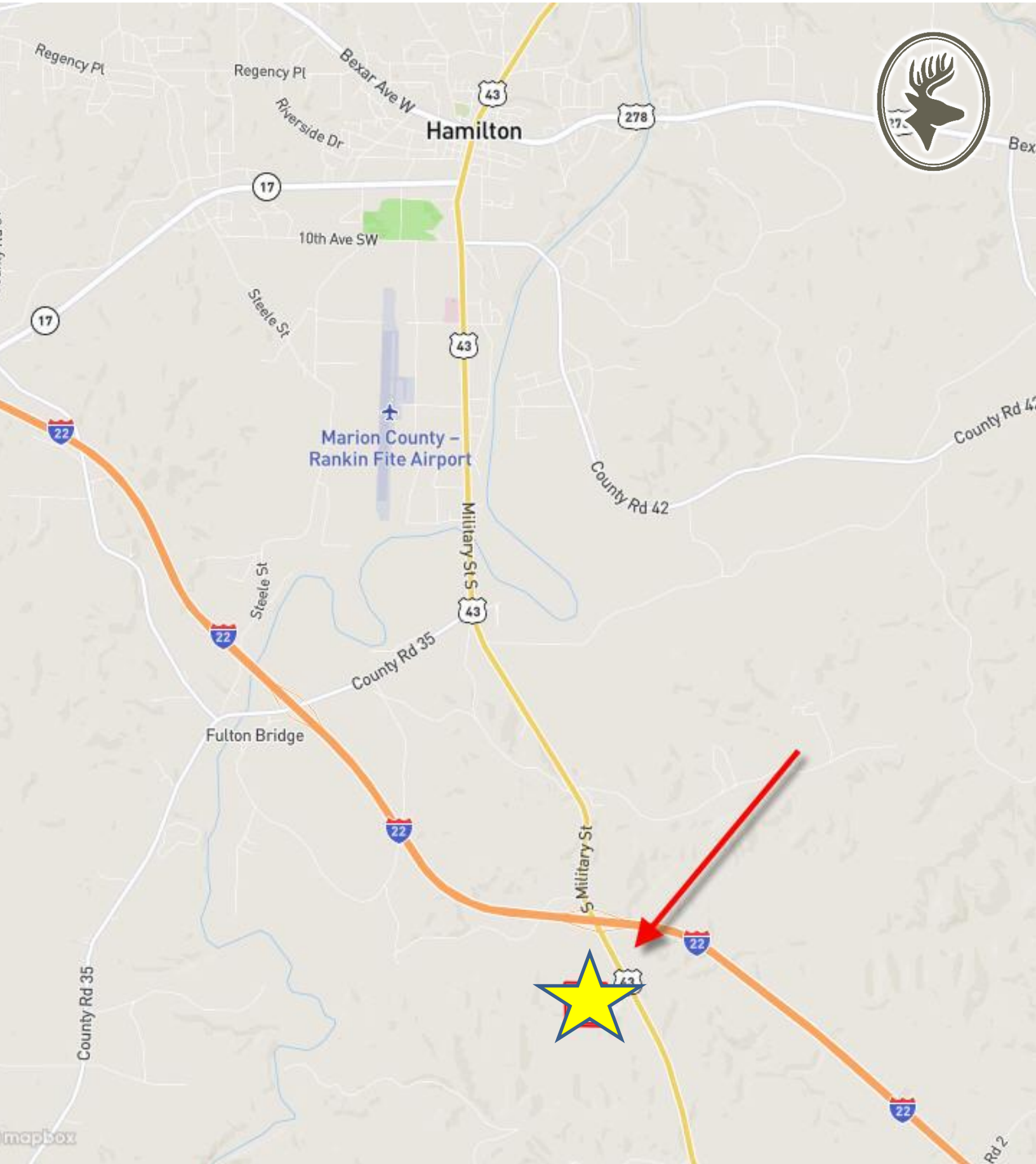
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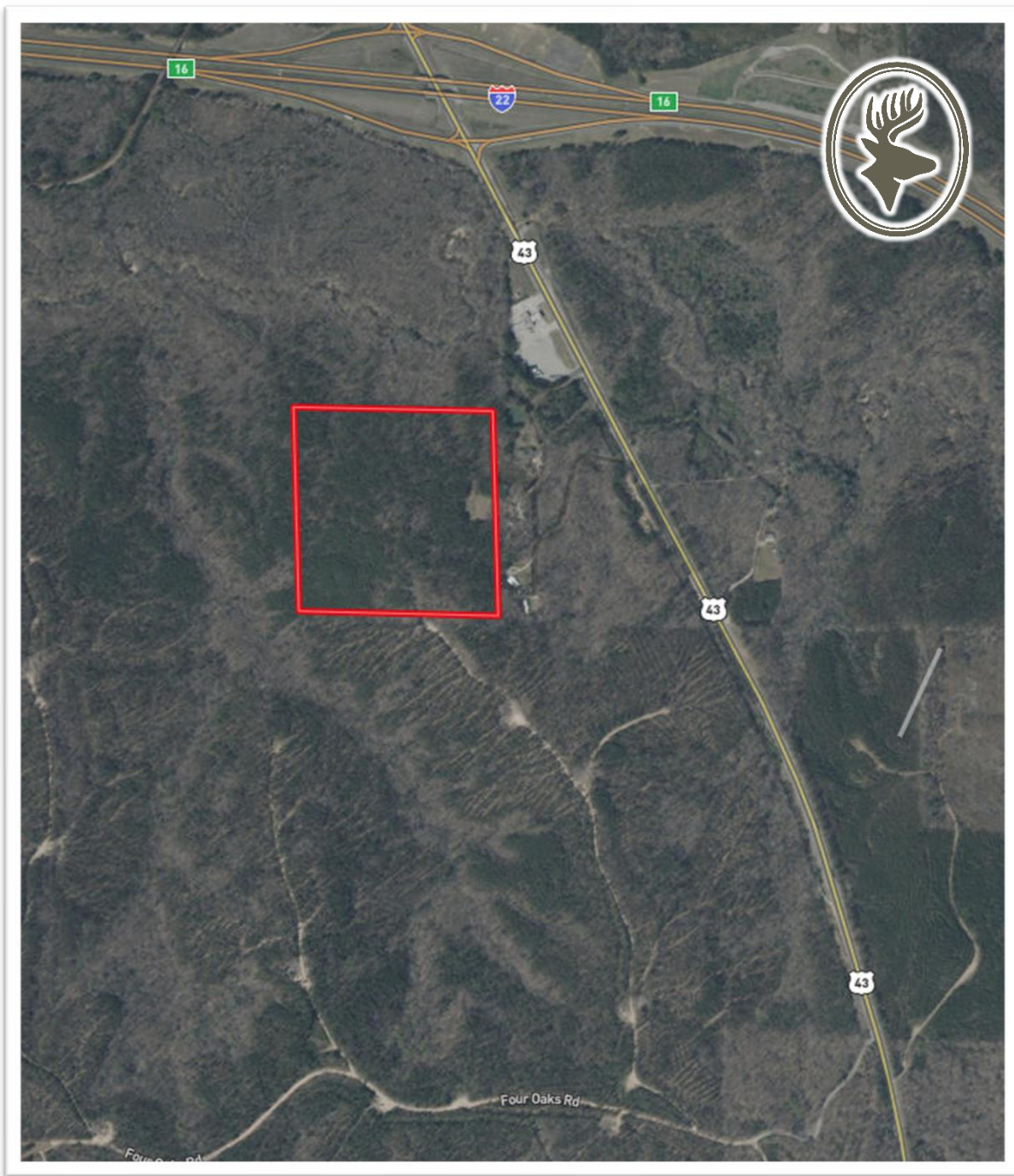
QUICK FACTS

- **Address:** Fours Oaks Road & Fowler Hill Road – Hamilton, AL
- **School District:** Marion County Schools
- **Marion Co. Parcel #:** 16-07-35-0-000-004-0000
- **Water, Natural Gas & Power are available at Fowler Hill Road**
- **Convenient to “Sam R. Murphy Wildlife Management Area”**
- **Convenient to Hamilton & Guin (Exit 16 – Interstate 22)**
- **Property Taxes:** \$78.72
- **6.5 Miles South 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 float way.**
- **Hamilton** is home to one of the top-rated public schools in the State as well as home to **Bevill 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.”**
- **Hamilton** is located in the beautiful hills of Northwest Alabama, 100 miles northwest of Birmingham, Alabama and 50 miles east of Tupelo, Mississippi. Within our city limits, there are four exit ramps to Interstate 22, the super-highway connecting Memphis, Tennessee and Birmingham, Alabama.
- **Mileage to Hamilton:** Birmingham: 93, Florence: 55, Nashville: 172, Gulf Shores: 356, Atlanta, GA: 238, Huntsville: 109, Memphis: 150, Montgomery: 183, Tupelo, MS: 50, Tuscaloosa: 84

Property Location



Aerial Map



Infrared Map



Topo Map



