

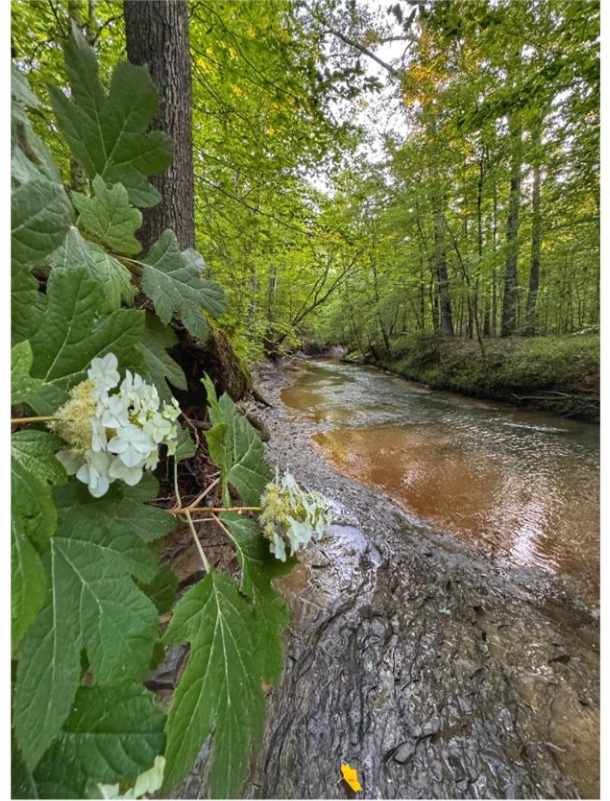


John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

DUGAN CREEK TRACT

38 +/- Acres
HAMILTON, AL



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

ACREAGE: 38 +/- Acres

LAND USE: Country Home Estate / Recreational Land / Timber Investment / Commercial

PRICE: \$118,750

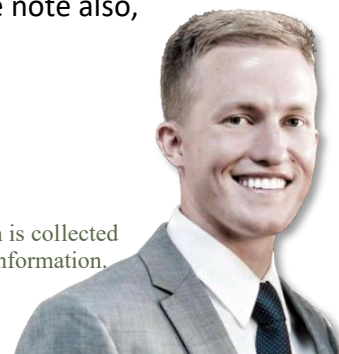
SPECIAL FEATURES: Welcome to the stunning "Dugan Creek Tract." The property lies at the foothill of Fowler Hill with the breathtaking Rock-Bottom Dugan Creek, characterized with rock outcrops, intersecting and meandering throughout the property engulfed in the canopy of centuries-old bottomland Hardwoods and Eastern Hemlocks too large for forestry tools to measure. Notably, the property lies adjacent to 20,000 Acres of protected wildlife habitat via the Sam R. Murphy Wildlife Management Area that plays 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. 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. Whether your intentions are a picturesque Cabin, a Hunting Camp, or a Recreational getaway with convertible Timber assets... this tract is ready for your direction and management of your choosing! Take note also, there is potential for commercial use in the heart of the property.

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.

4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

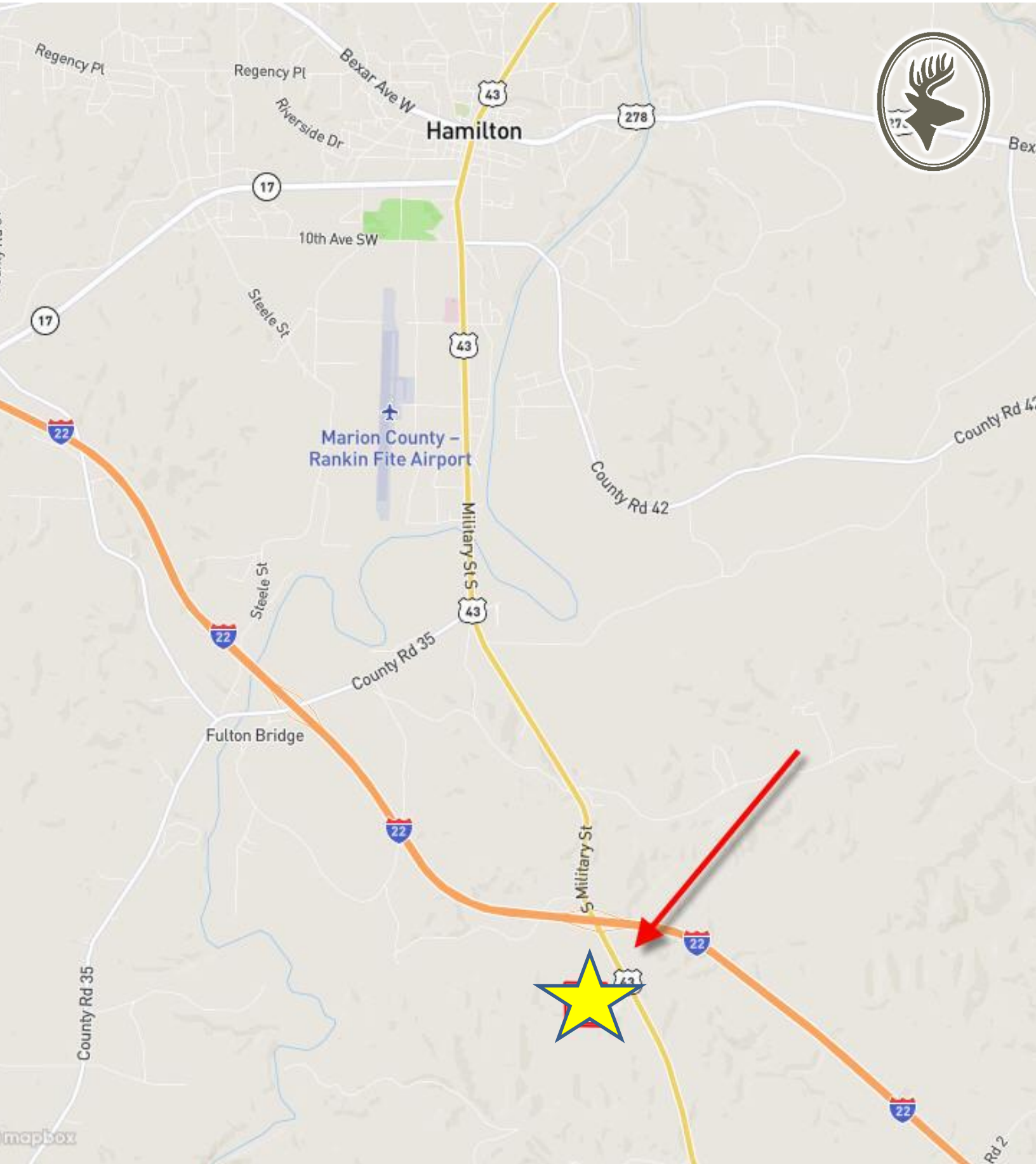
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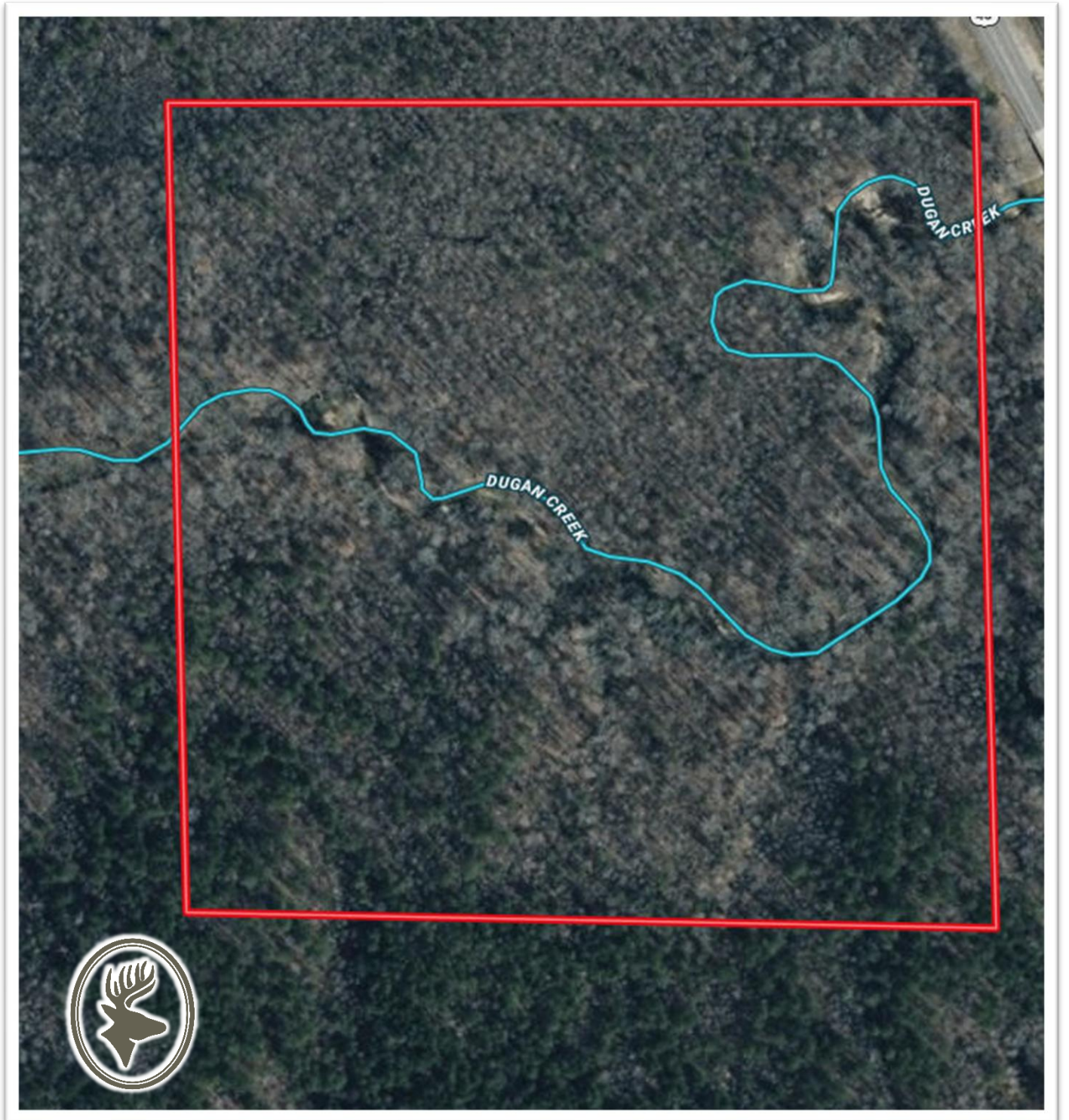
QUICK FACTS

- **Address:** Four Oaks Road & Fowler Hill Road – Hamilton, AL
- **School District:** Marion County Schools
- **Marion Co. Parcel #:** 16-07-26-0-000-005-0010 (Split)
- **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:** \$135.04
- **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

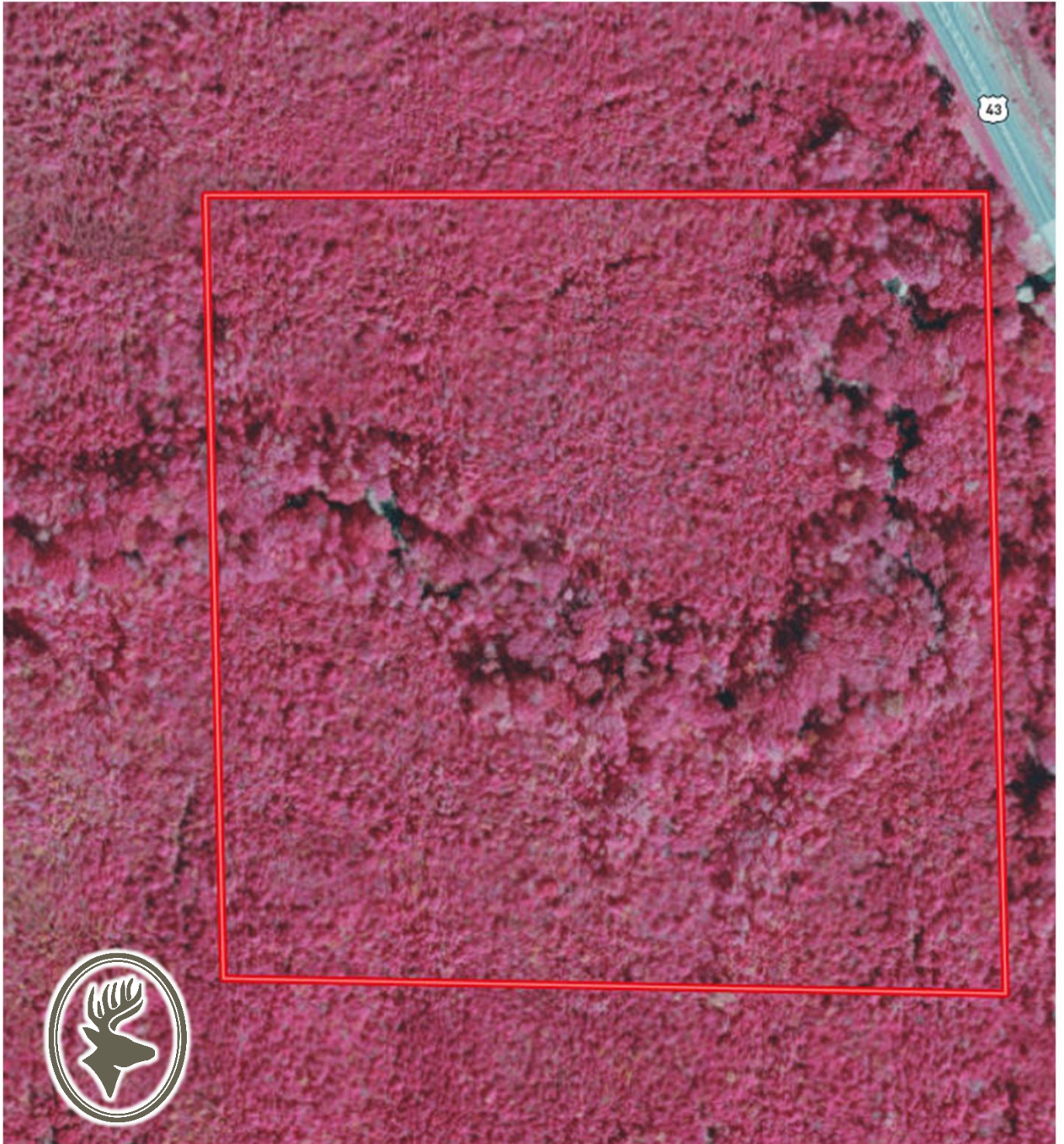
Property



Aerial Map



Infrared Map



Topo Map

