



John Hall & Company

COMMERCIAL/INVESTMENT PROPERTY □ LAND

www.johnhallco.com

FOR SALE COUSINS PROPERTY – 45 ACRES

LOCATION: Elmore County at Holtville and Jordan Lake Reservoir

SIZE: 45 +/- acres

TERRAIN: Level

LAND USE: Residential Home Site, Development

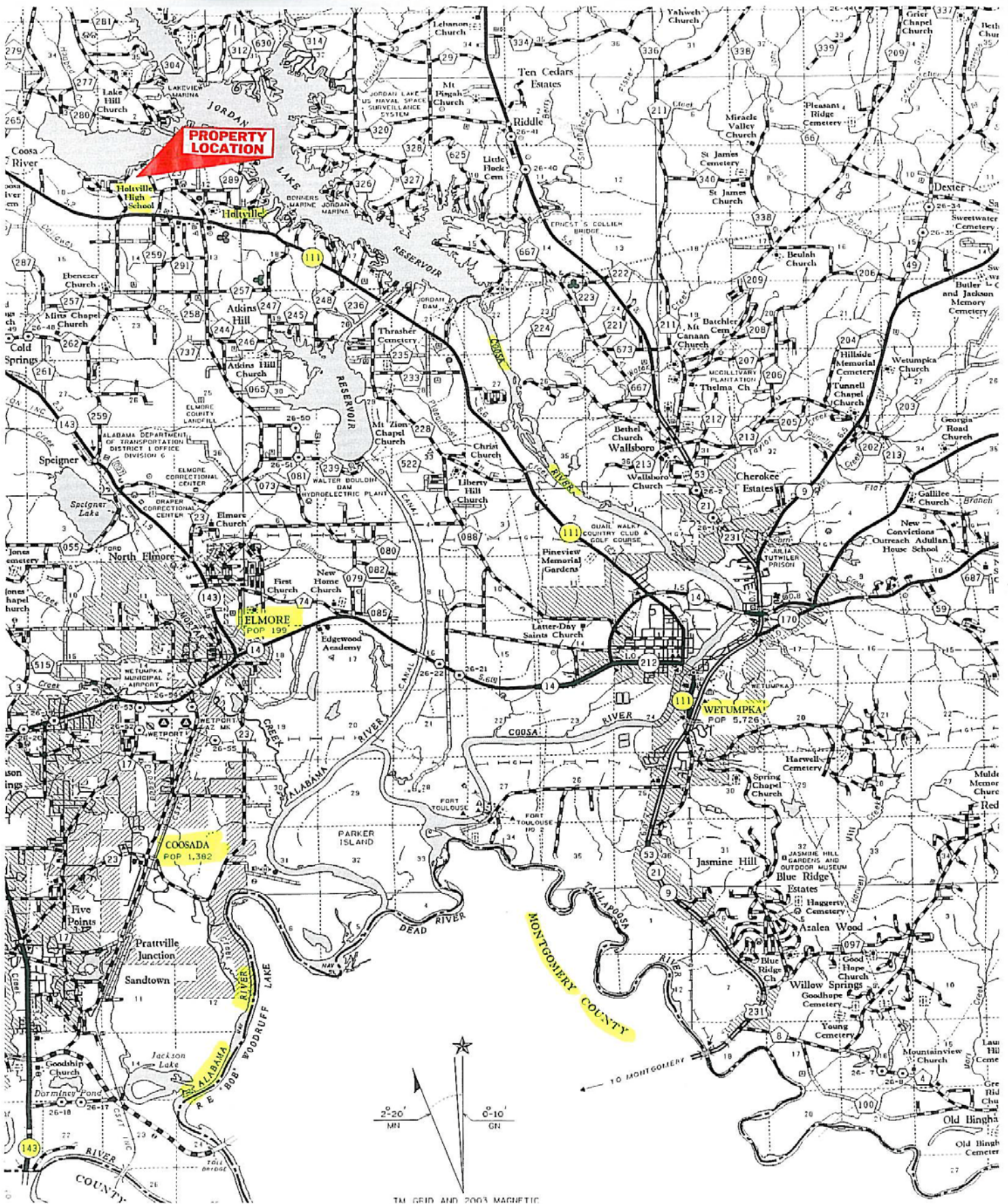
PRICE: \$4,500 per acre or \$202,500

AGENT: **Pete Hall (334) 312-7099**

SPECIAL FEATURES: Here are 45 +/- acres in a terrific location within a tight knit community. The 45 acres consists of mature pines that have been thinned to residential cut. The property has almost ½ mile of frontage on AL Hwy. 111 (Holtville Rd.) plus additional frontage on both Carpenter and Hogan Roads. What an opportunity to divide up the property into estate lots!

The Holtville School system sits less than a mile away – within walking distance! There is water, power, and high speed internet currently in place. Lake Jordan Reservoir is only 1 mile to the north and there are several public boat launches near by. This is an awesome opportunity for a single family estate or a family compound and the price is right!

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.

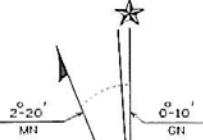


PROPERTY LOCATION

ELMORE
POP 199

WETUMPKA
POP 5,726

COOSADA
POP 1,382

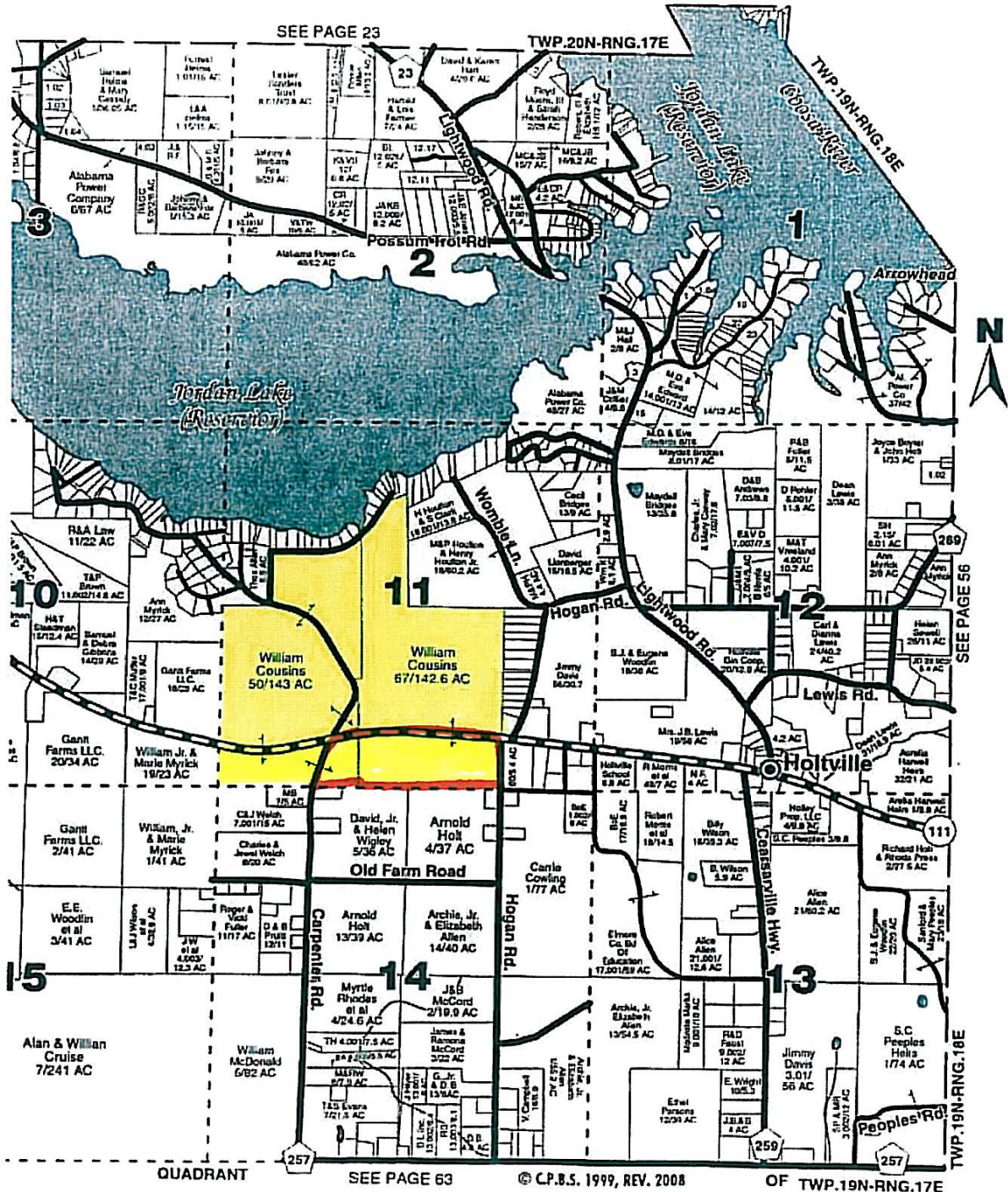


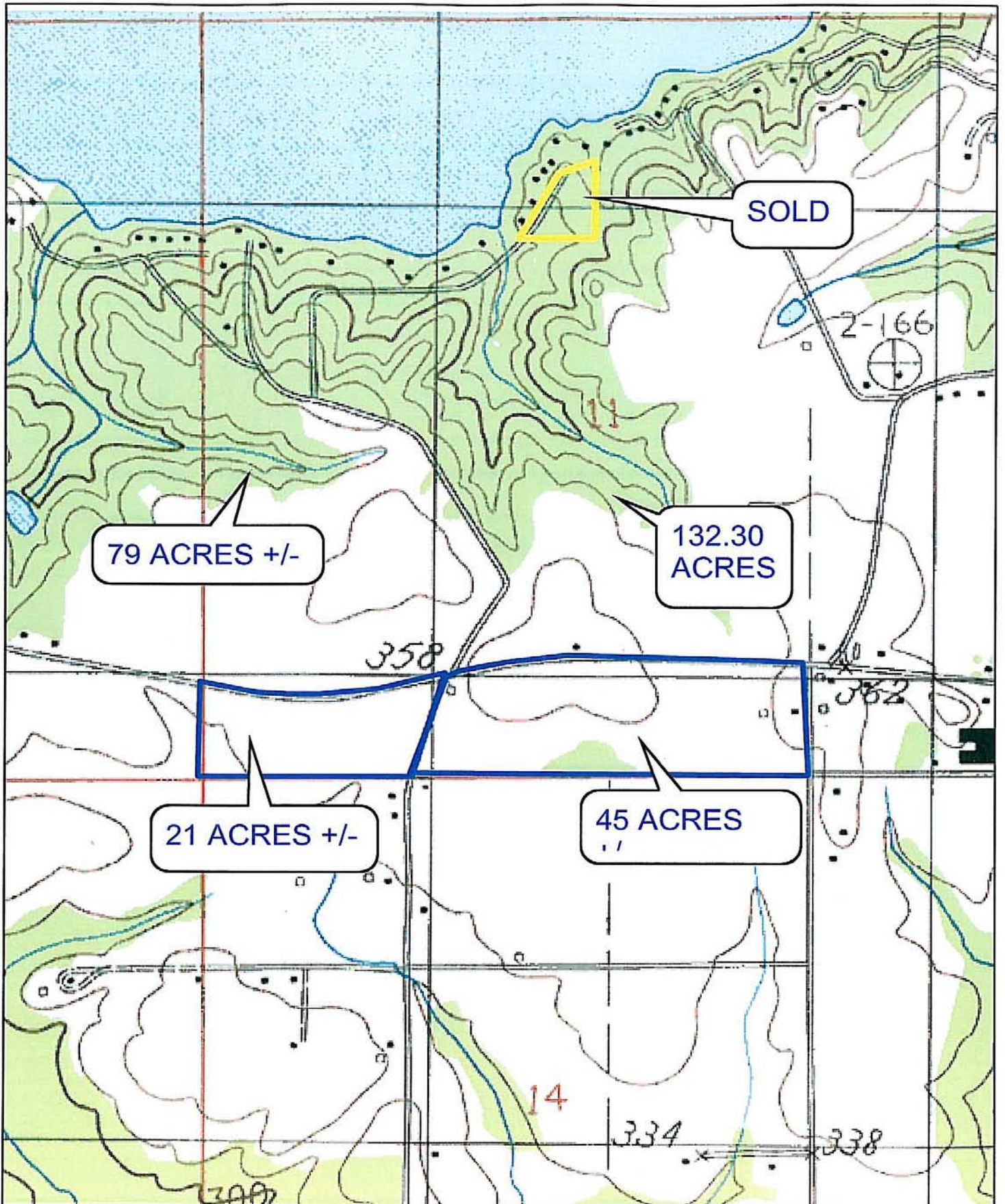
TM GRID AND 2003 MAGNETIC



TWP.19N-RNG.17E - NORTHEAST

ELMORE COUNTY, ALABAMA (LOCATOR 14)







SOLD

79 ACRES +/-

132.30
ACRES

21 ACRES +/-

45 ACRES
±

