



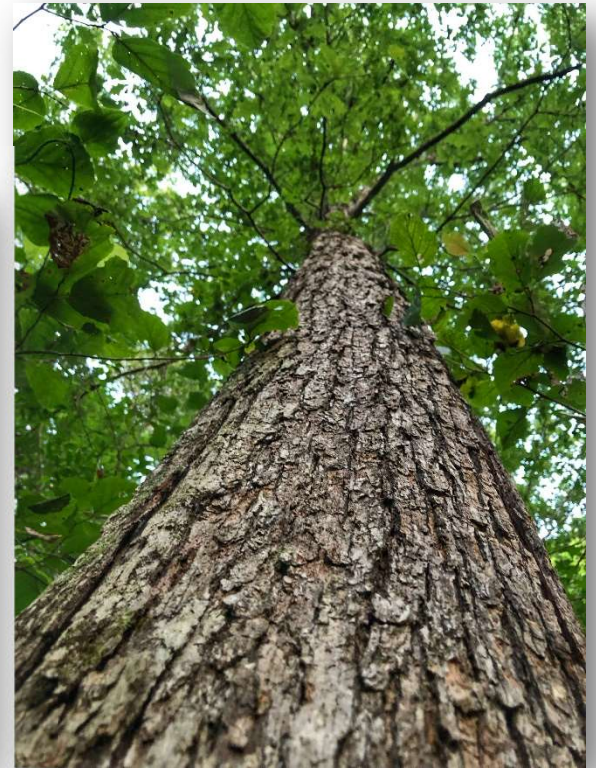
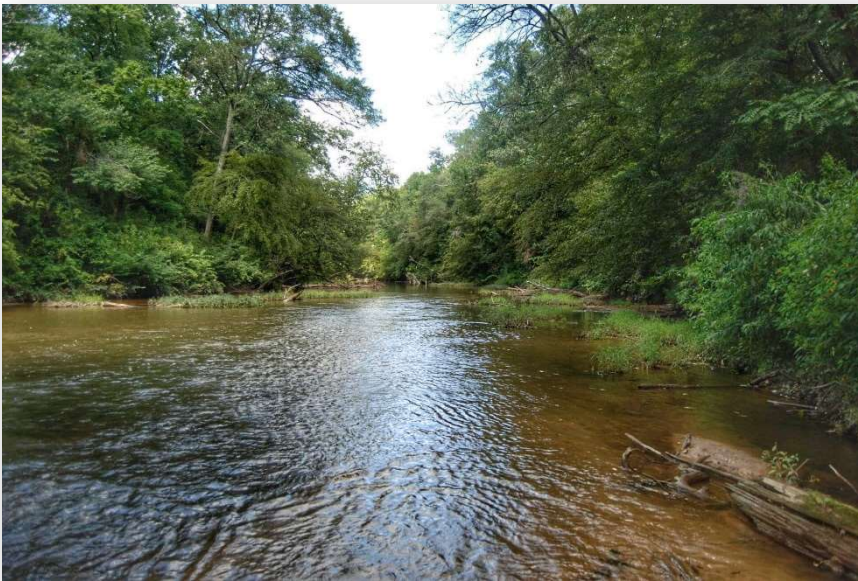
John Hall & Company

Land | Commercial | Investment Property  
www.JohnHallCo.com

MACK BRASHER  
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## BUTTAHATCHEE RIVER

1.9 +/- Acres  
HAMILTON, AL



**LOCATION:** Hollow Court – Hamilton, AL 35570 (Marion Co.)

**TERRAIN:** Rolling

**ACREAGE:** 1.9 +/- Acres

**LAND USE:** Country Home Estate / Recreational Land

**PRICE:** \$65,000

**SPECIAL FEATURES:** This is the picturesque property you've been looking for! Imagine relaxing in your dream home overlooking the Buttahatchee River from your back porch and being amongst the old-growth White Oaks, Eastern Hemlocks, Yellow Poplars, and Loblolly Pines. The tract is level to rolling and offers a Rock-face Bluff and a sandy Beach at the River's edge. The tract boasts a surplus of paved road frontage on the 3 sides of the property; offering development potential. Offered in tracts or as a whole:

A.) (2) Waterfront Lots B.) Dry-land Lot. Recreational Opportunities: Kayaking, Fishing, Rock-climbing, Repelling, & Zip-lining.

- 215' of Bear Creek Lake Frontage
- 585' of paved frontage on Hollow Court
- 1.5 Miles east of Downtown Hamilton, AL.

**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

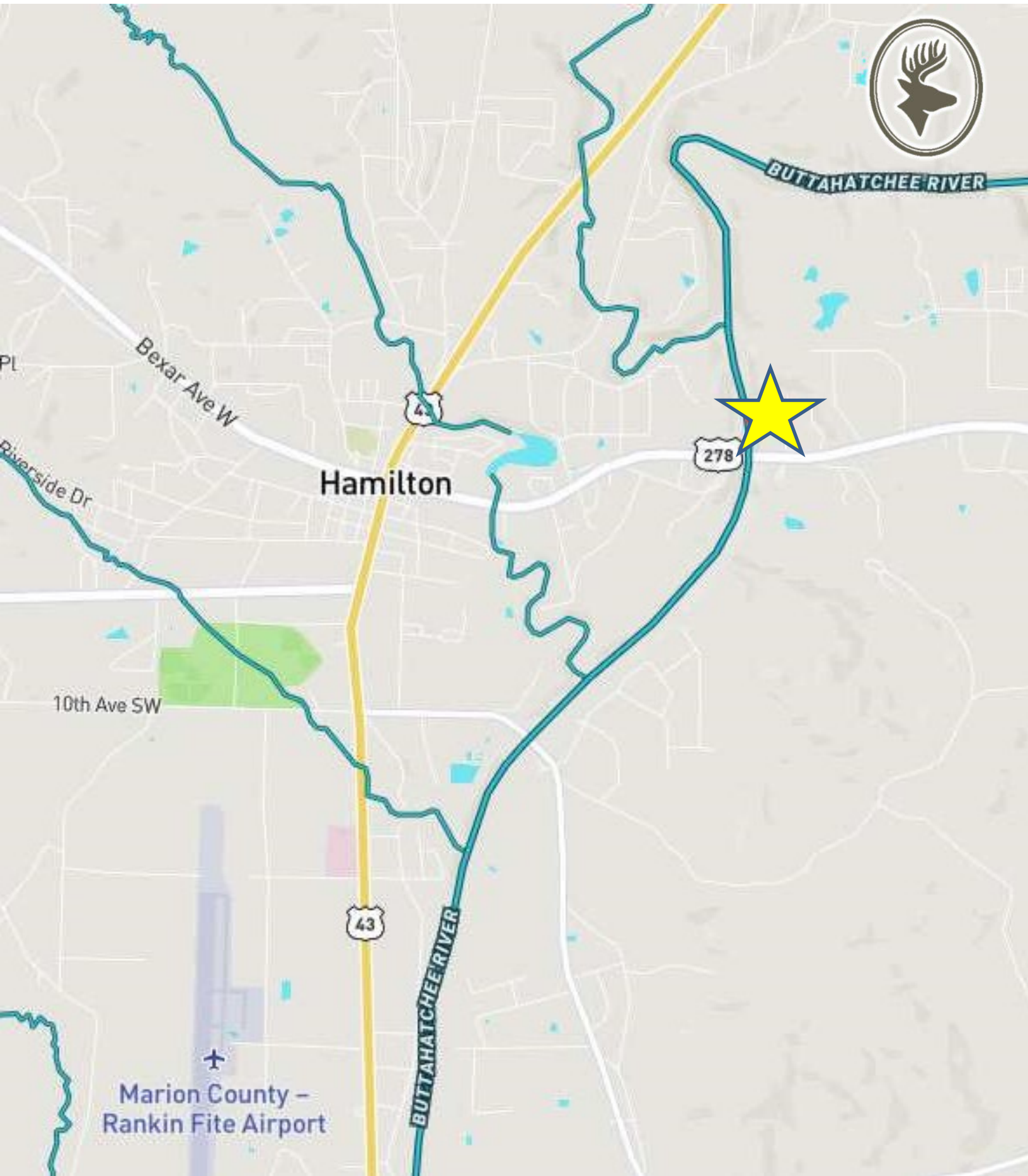
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## QUICK FACTS

- **Address:** Hollow Court – Hamilton, AL 35570 (Marion Co.)
- **School District:** Marion County Schools
- **Legal Description:** LOTS 5&6 LAWHON SUBDIVISION S36-T10S-R14W
- **Marion Co. Parcel #:** 09-07-36-3-000-015-0000
- **Acreage**
  - **Tract A:** 0.61 +/- Acres (\$25,000)
  - **Tract B:** 0.54 +/- Acres (\$25,000)
  - **Tract C:** 0.75 Acres (\$15,000)
- **215' of Buttahatchee River Access** – 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.
- **City Water and Power**
- **1.5 Miles east of recently improved & restored Downtown Hamilton, AL.**
- **Property Taxes:** \$45.44
- **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





HAMPTON PL

HOLLOW CT

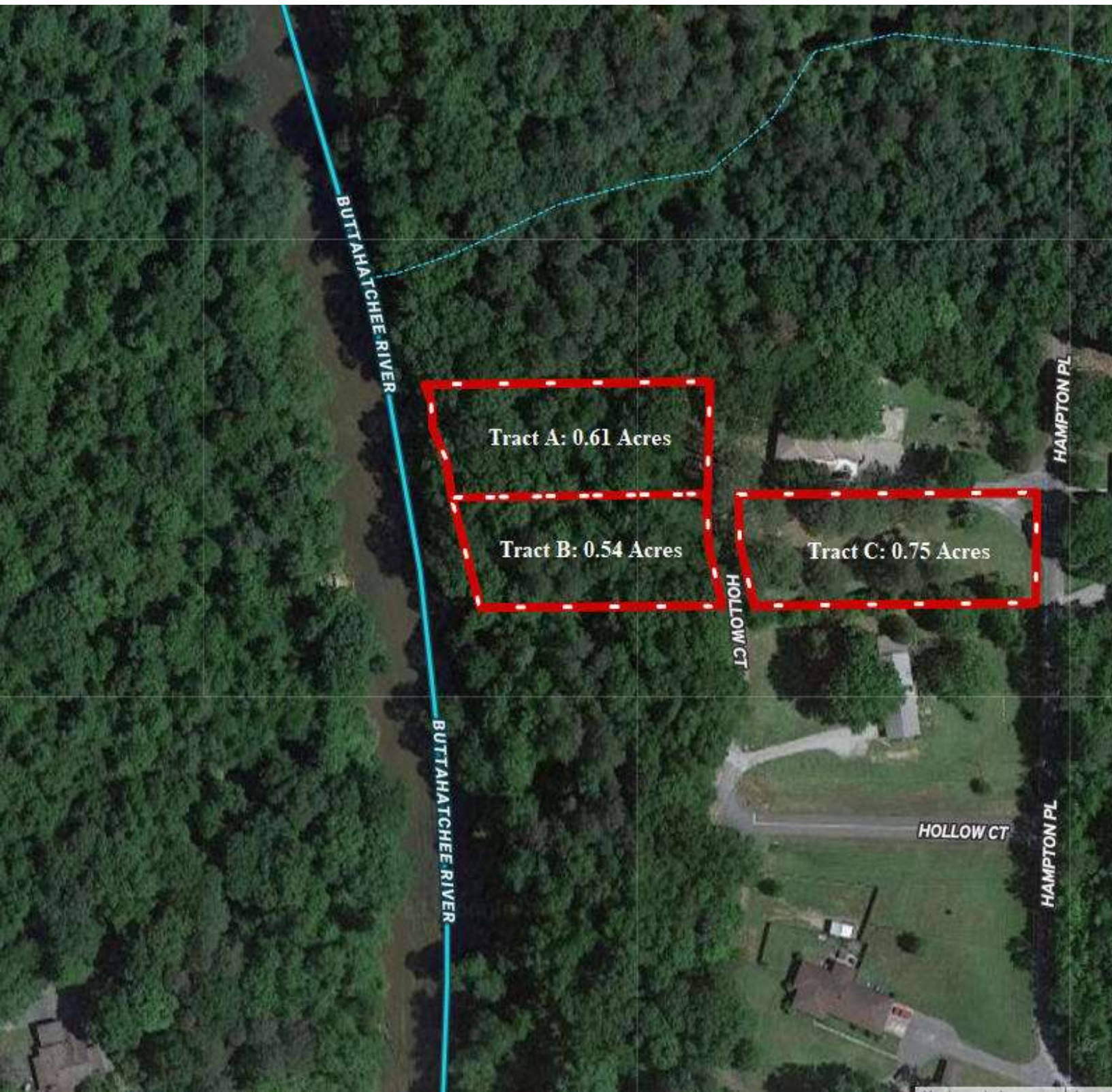
HOLLOW CT

HAMPTON PL

BUTTAHATCHEE RIVER

BUTTAHATCHEE RIVER





BUTTAHATCHEE RIVER

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Tract B: 0.54 Acres

Tract C: 0.75 Acres

HOLLOW CT

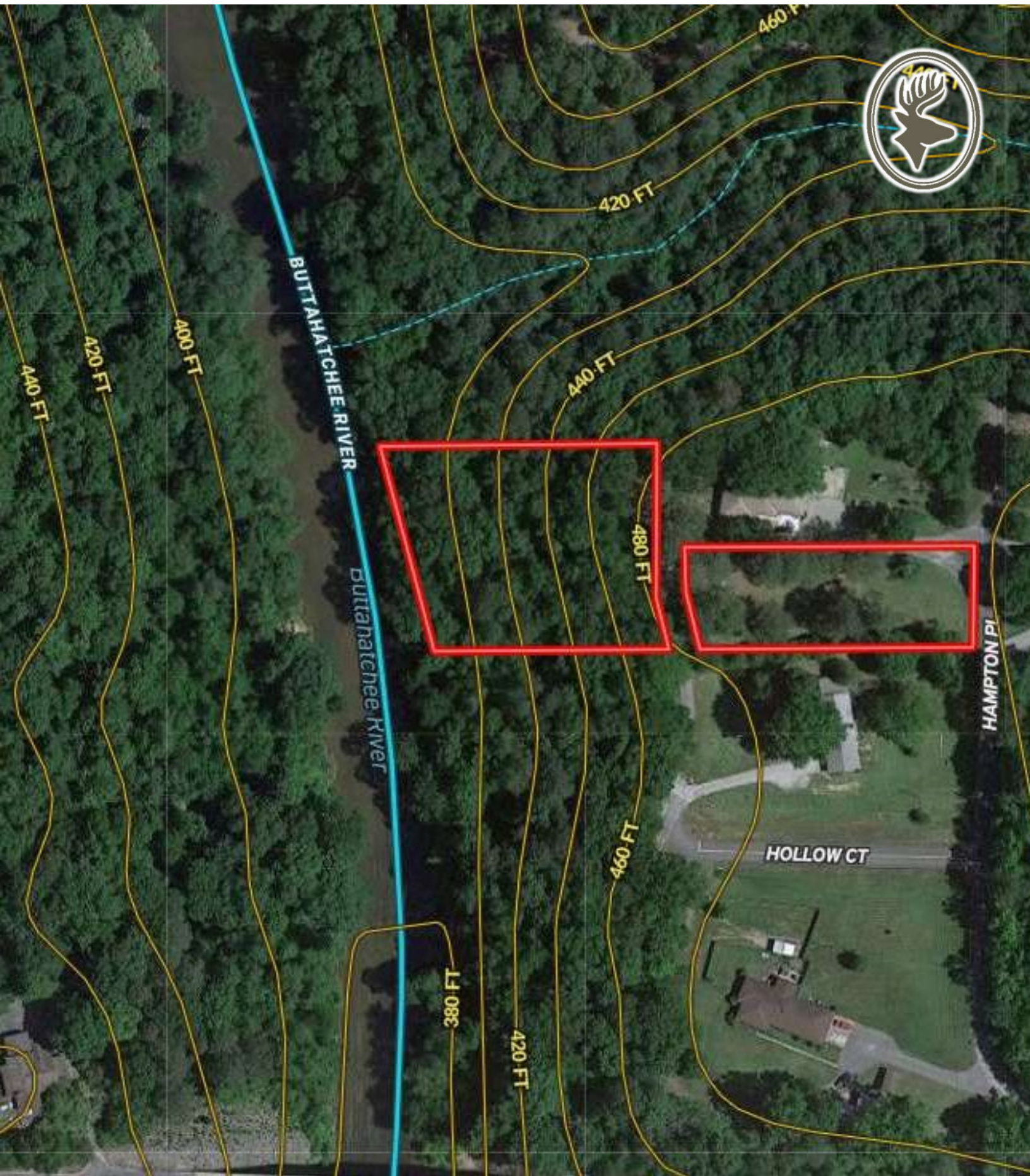
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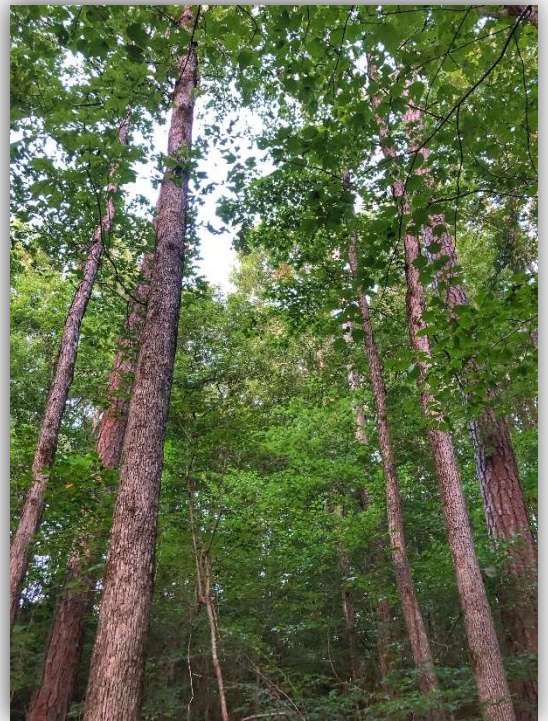
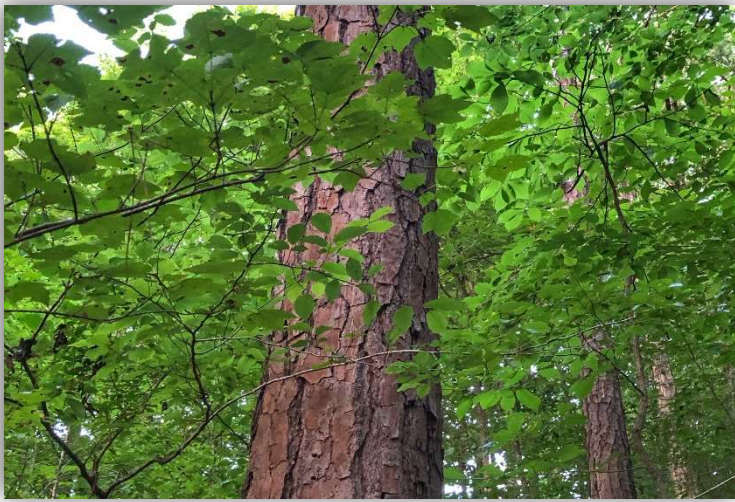
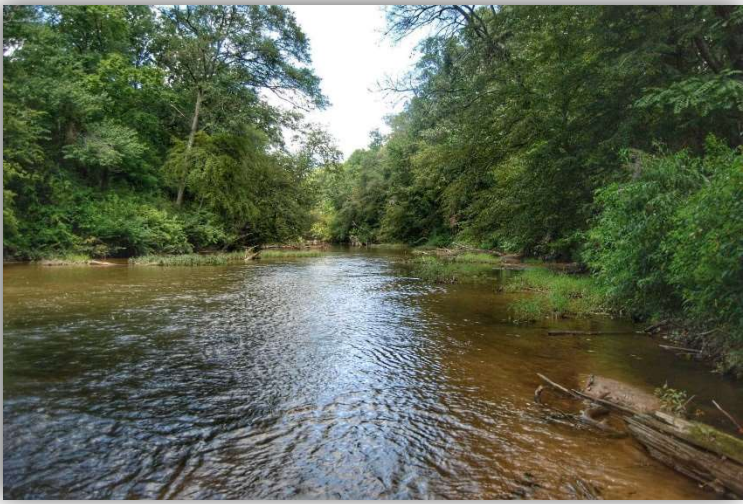
HAMPTON PL

BUTTAHATCHEE RIVER

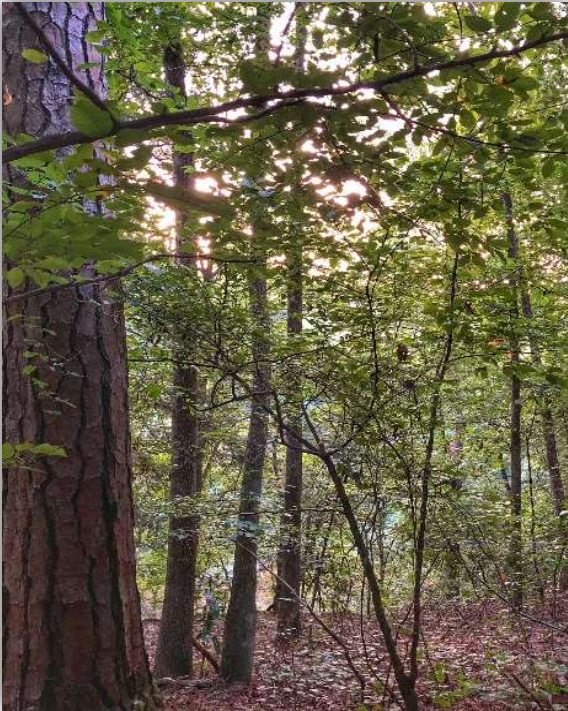


















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