



# John Hall & Company

Land | Commercial | Investment Property  
[www.JohnHallCo.com](http://www.JohnHallCo.com)

**MACK BRASHER**

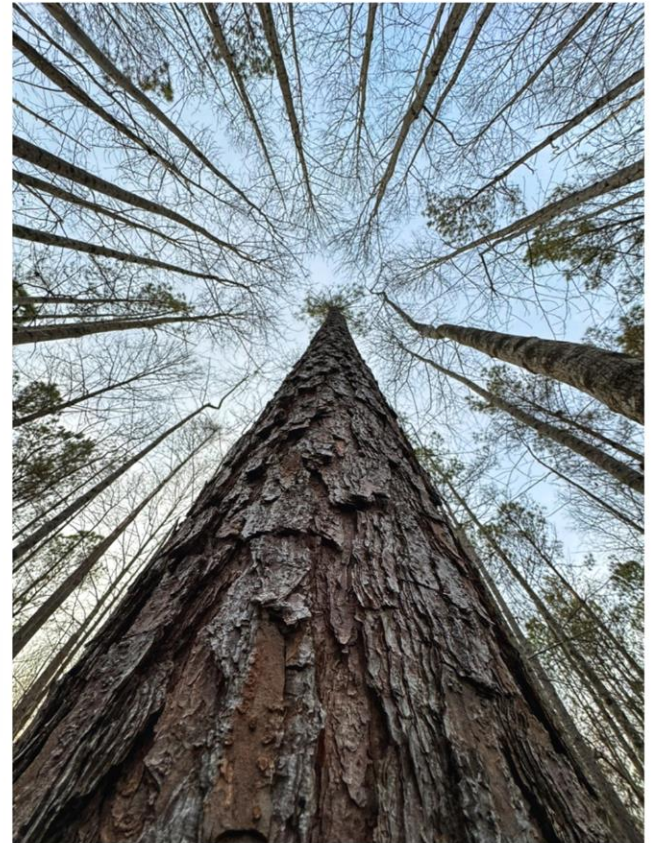
205.495.4650

[Mack@JohnHallCo.com](mailto:Mack@JohnHallCo.com)

## NEW HOPE CREEK TRACT

49 ACRES

HAMILTON, AL



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

**TERRAIN:** Level to Rolling

**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. 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](mailto: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

[www.JohnHallCo.com](http://www.JohnHallCo.com)

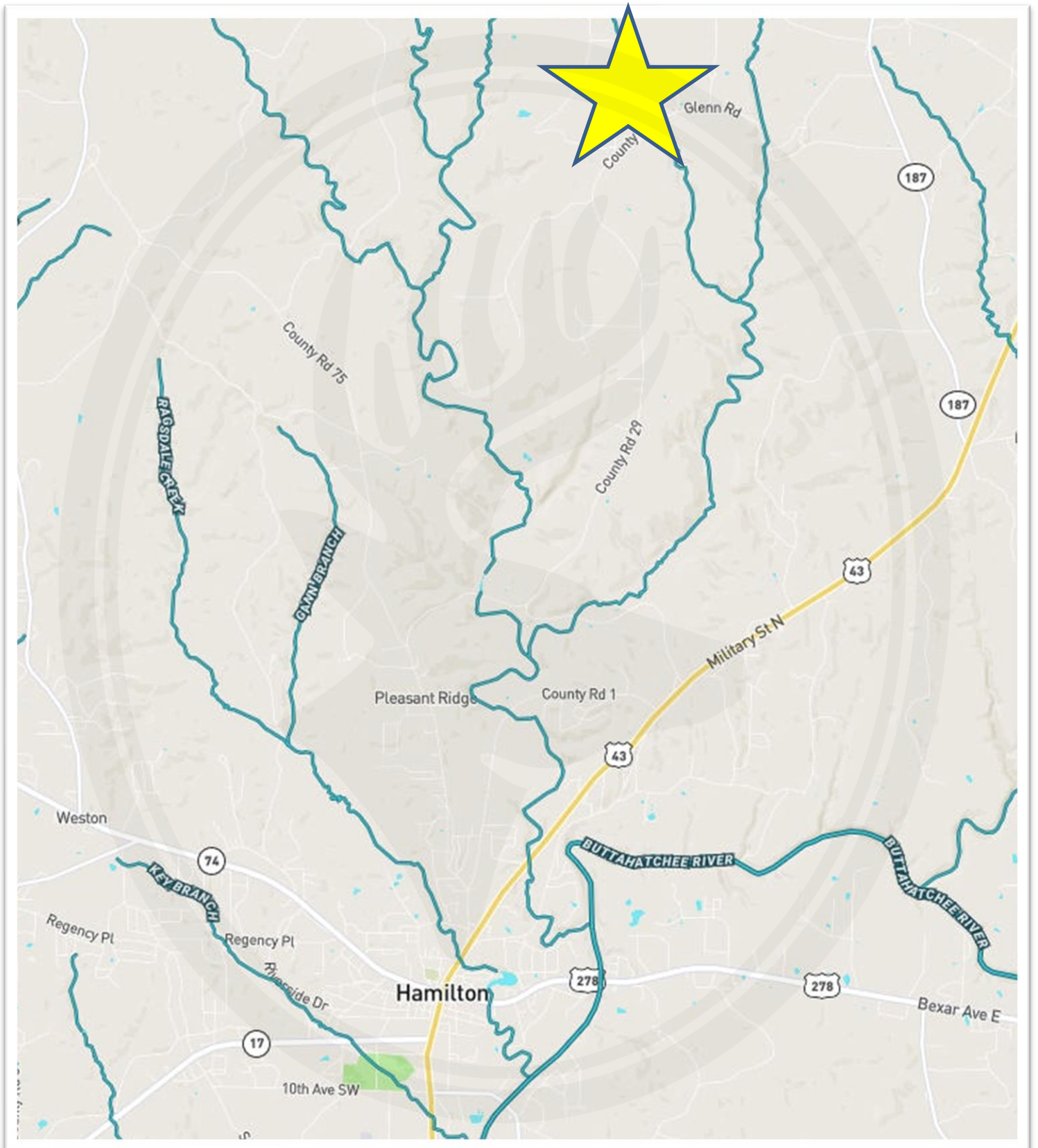


## QUICK FACTS

- **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%)
- **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

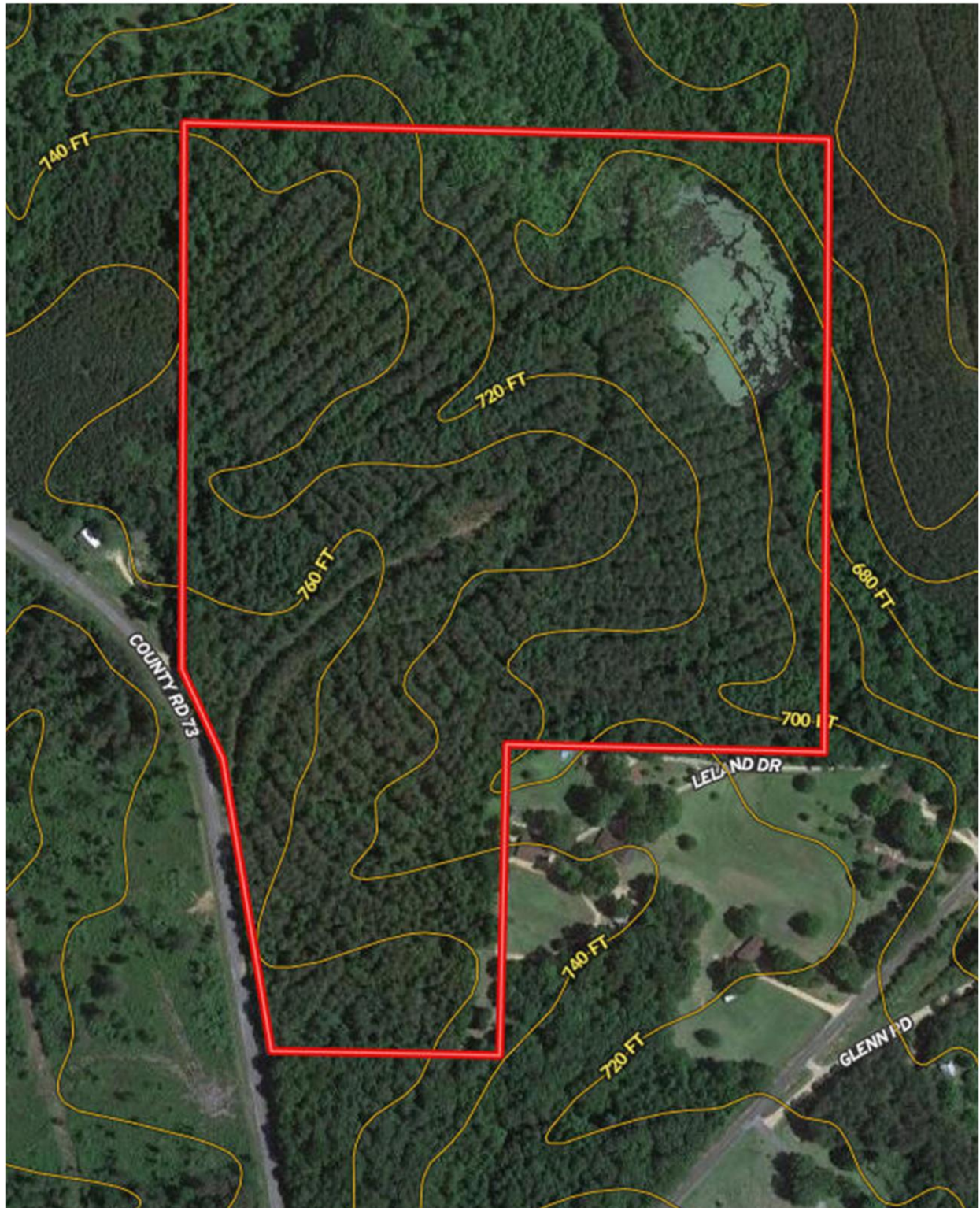


## Water Features



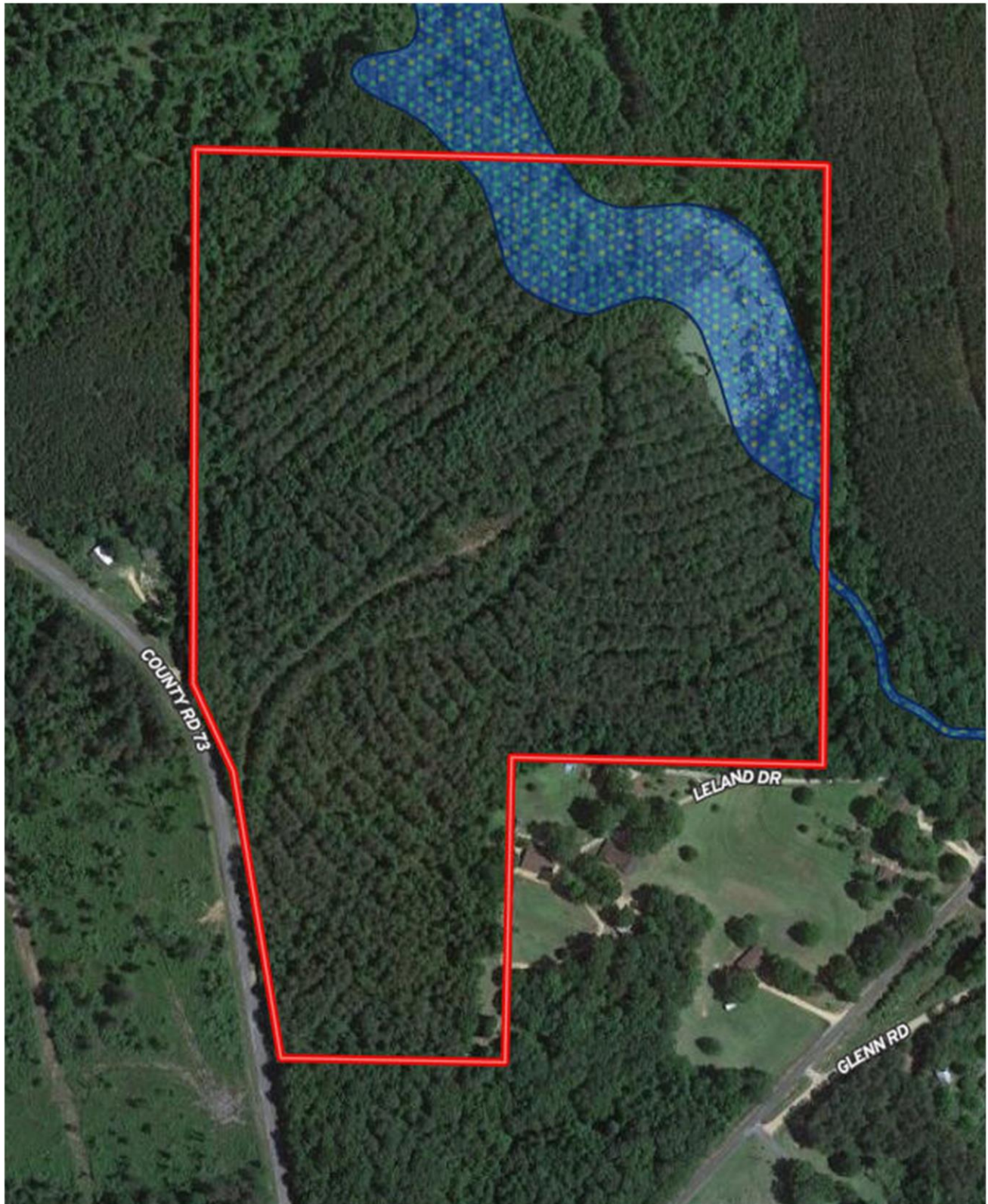


Topo Map





# Wetlands Map

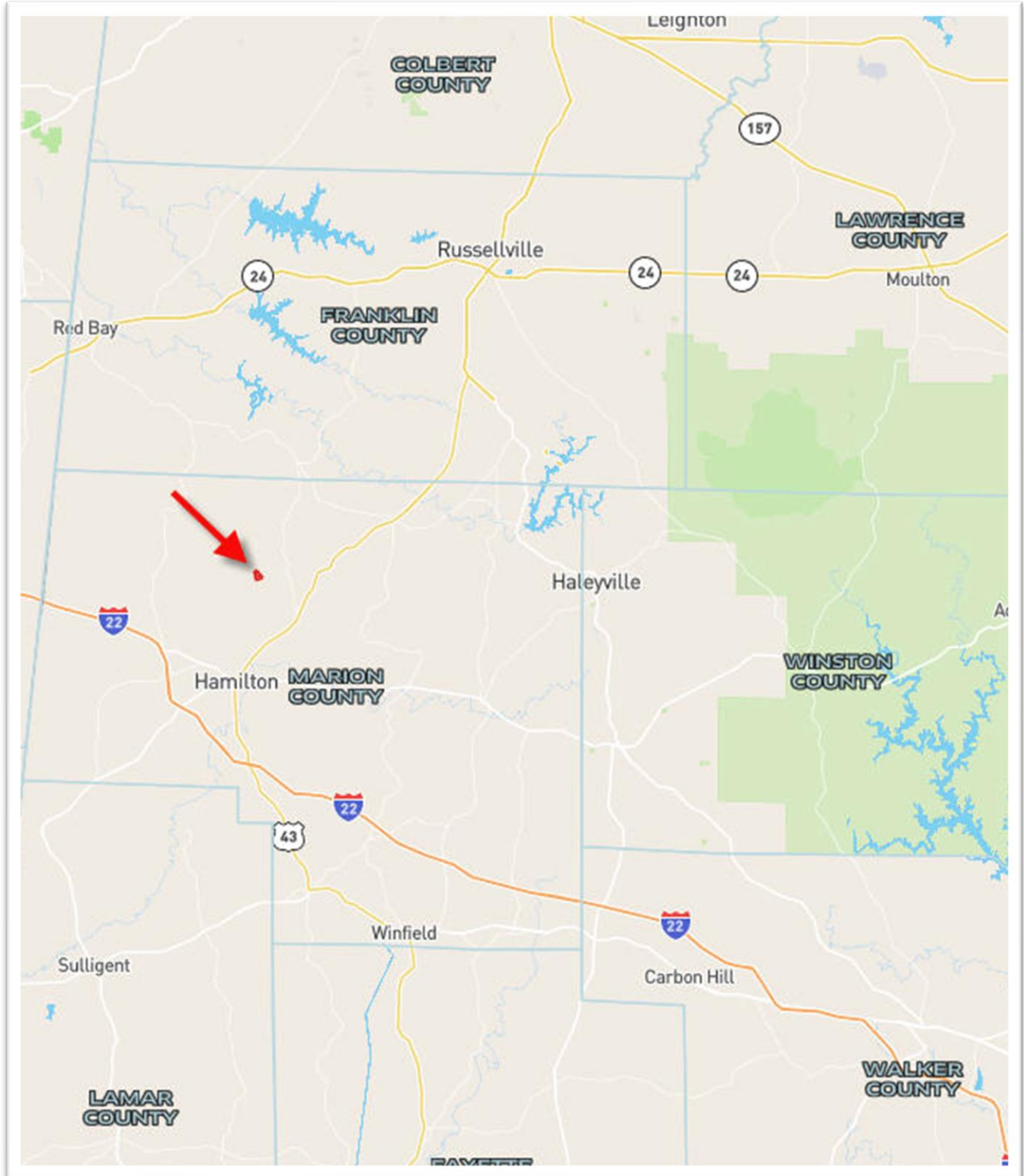




FEMA Flood Map

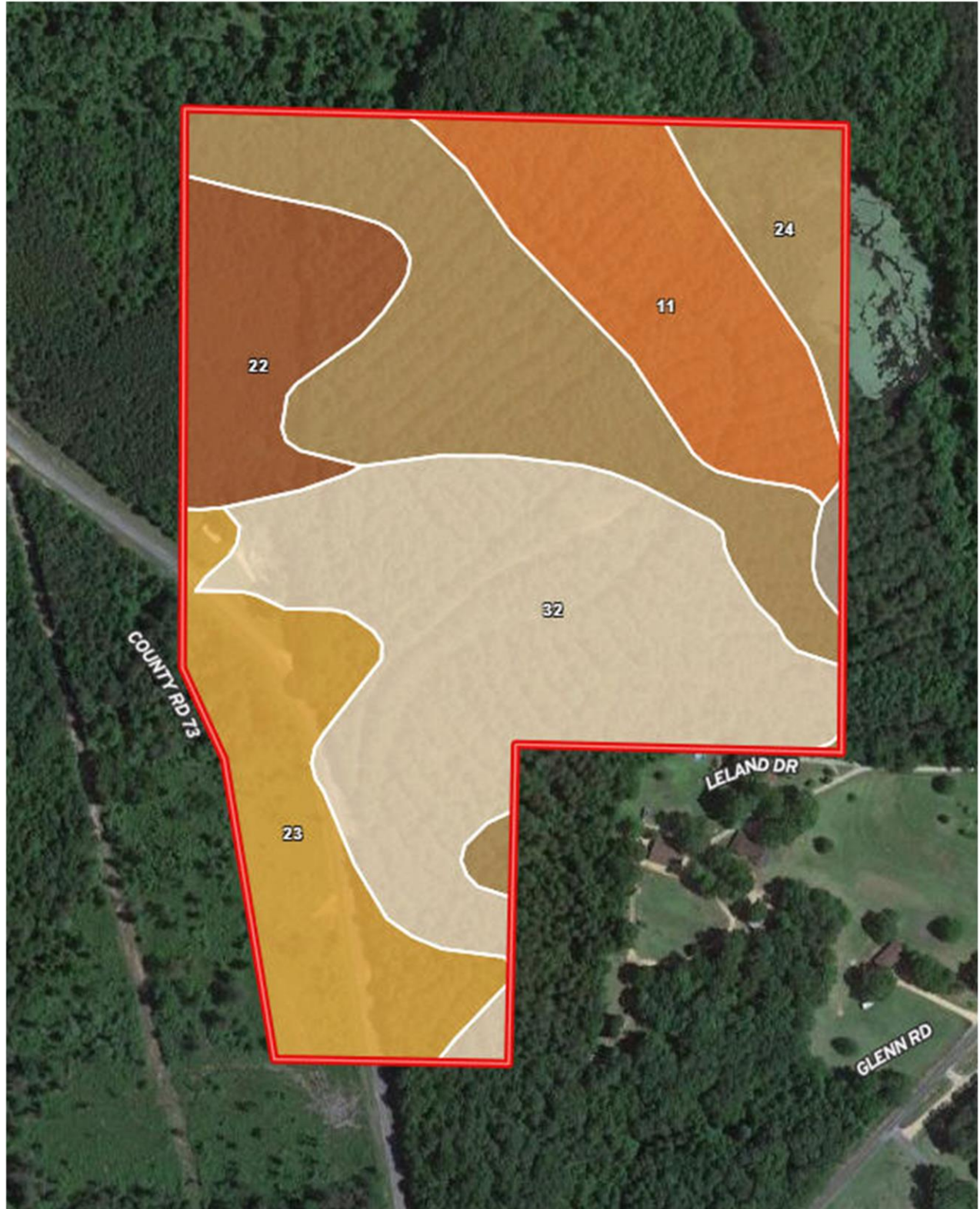


## Regional Location Map






# Soils Map



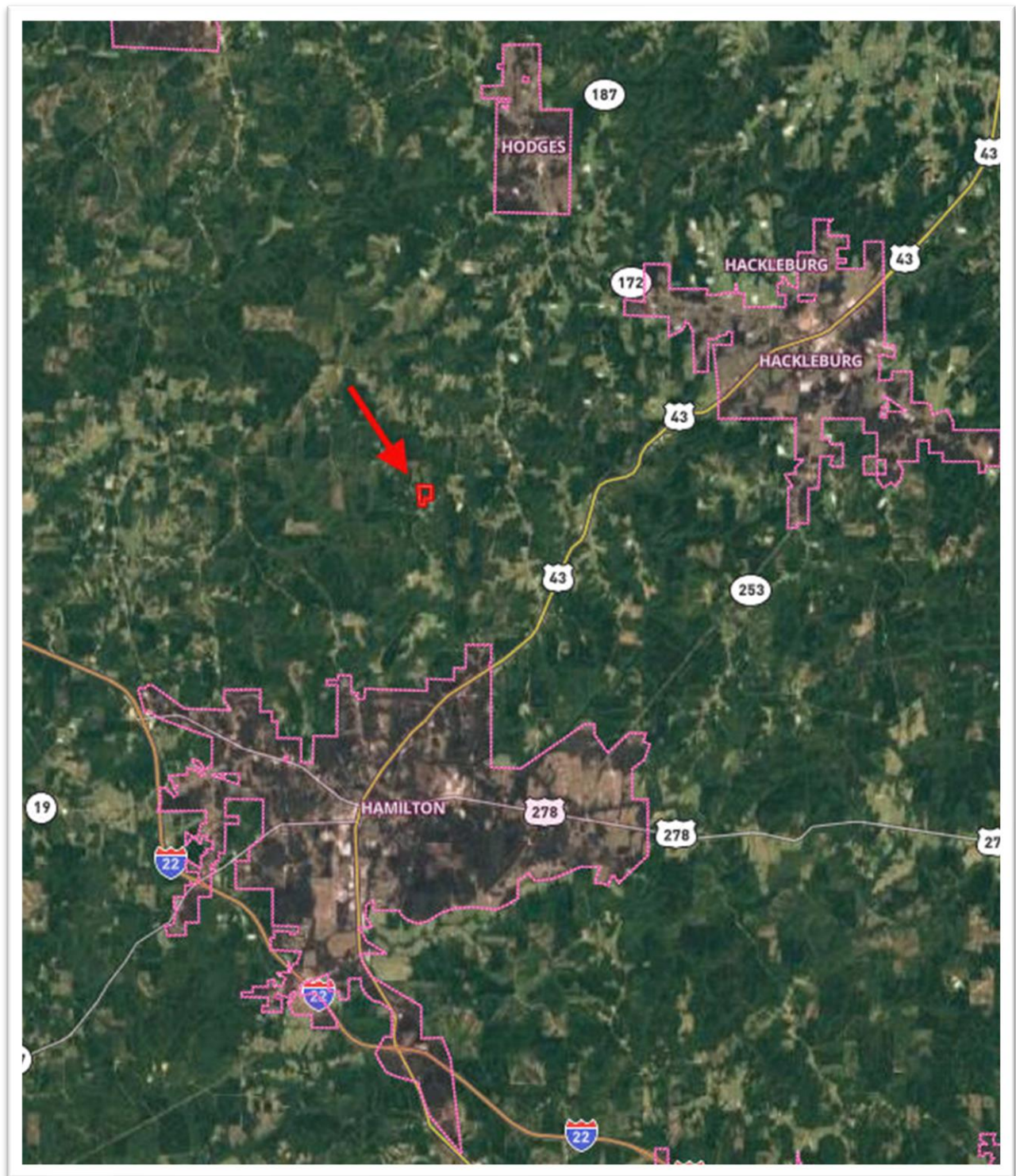
## Soils Map Key

 **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	?
<b>Totals</b> 49.25 ac ?		<b>0 CPI</b> <b>Average</b>		<b>48.31 NCCPI</b> <b>Average</b>		<b>4.36 Cap.</b> <b>Average</b>	

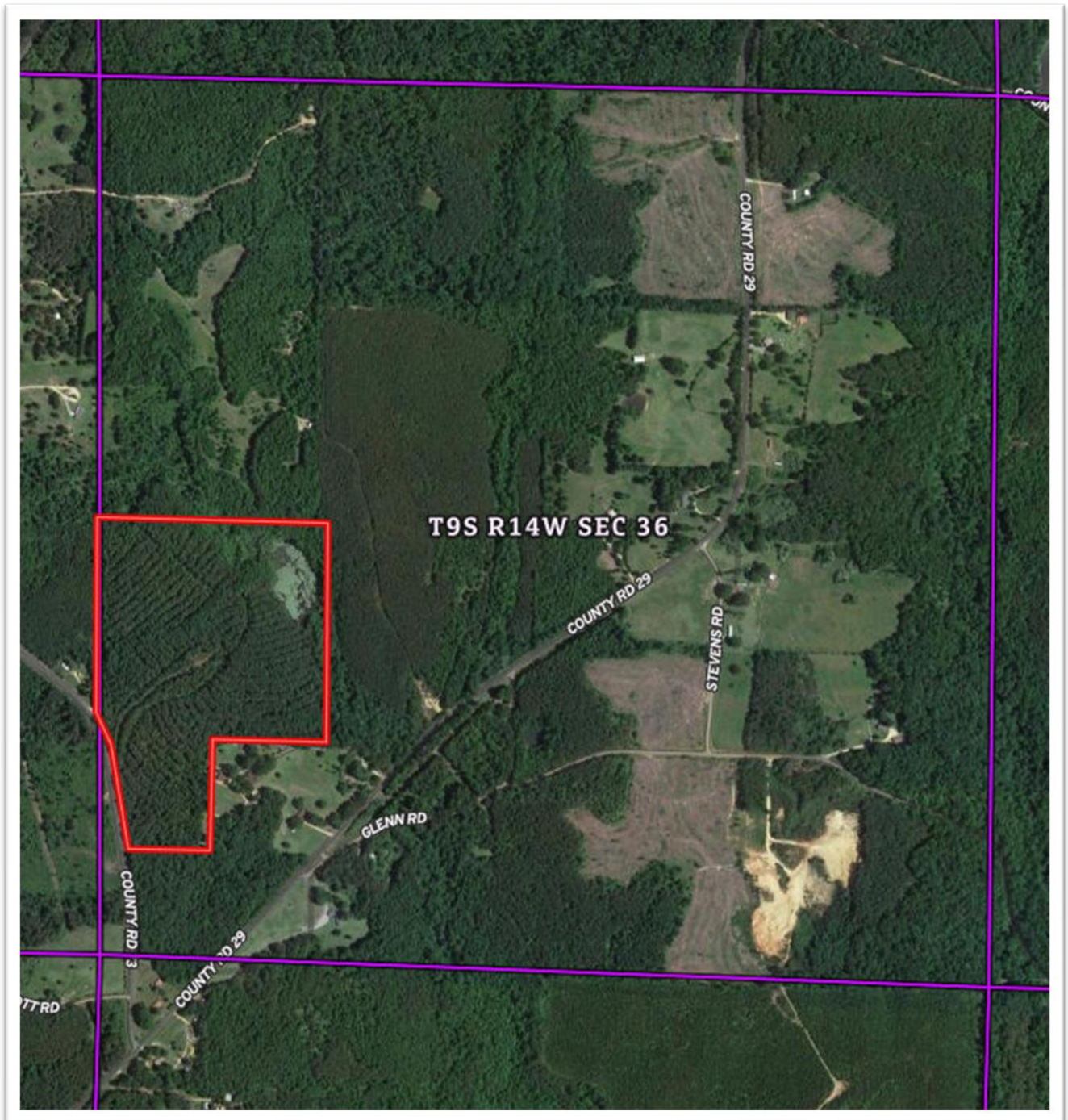


# City Limits Map





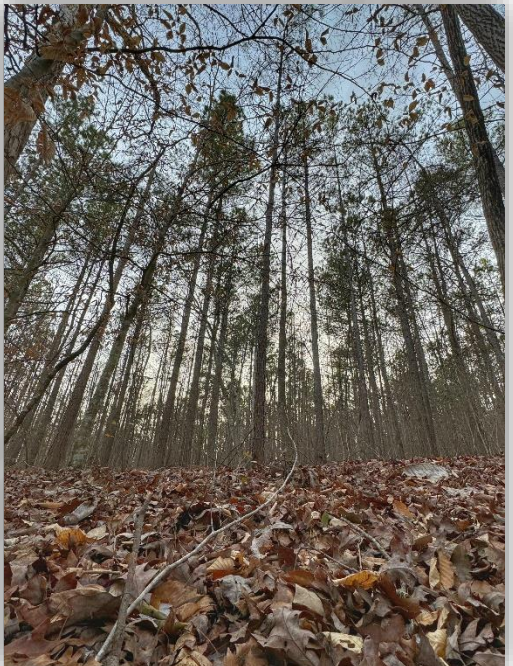
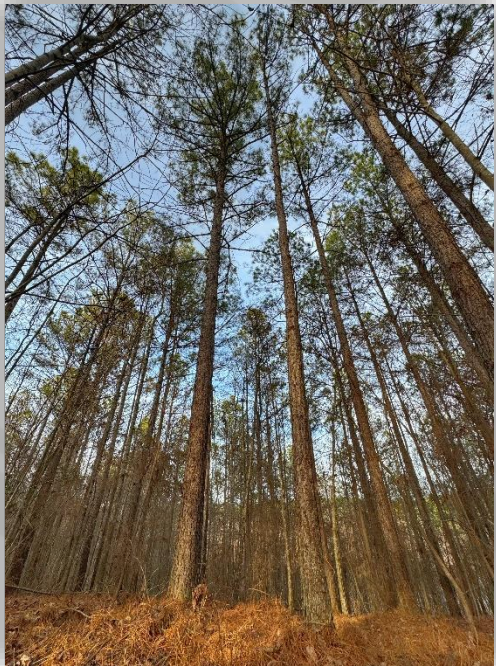
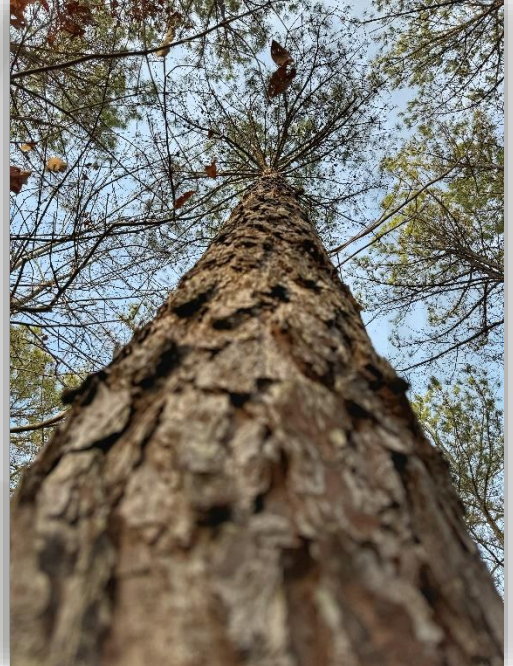
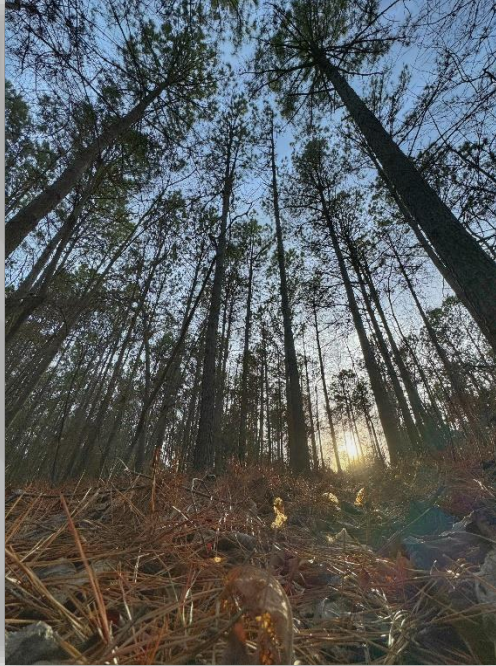
STR Map







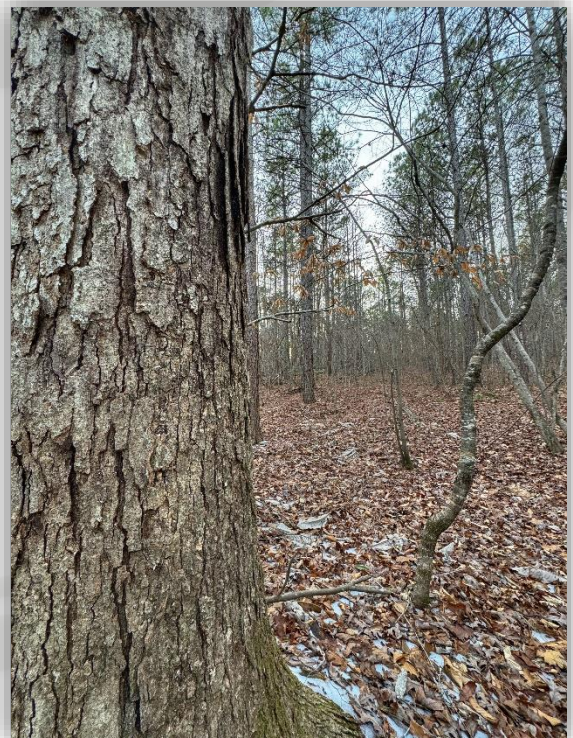














# JOHN HALL & COMPANY

LAND • COMMERCIAL • INVESTMENT PROPERTY



## MACK BRASHER

205.495.4650 | [Mack@JohnHallCo.com](mailto:Mack@JohnHallCo.com)

[www.JohnHallCo.com](http://www.JohnHallCo.com)