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Pete Hall

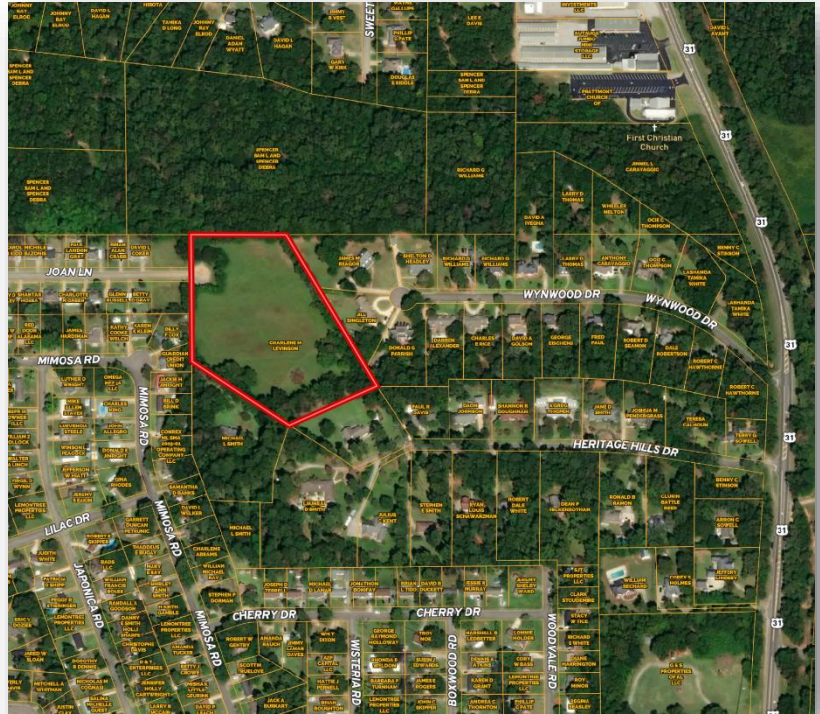
334.312.7099

[pete@johnhallco.com](mailto:pete@johnhallco.com)

## LEVINSON LOT

6.5 ACRES +/-

Prattville, Al  
Autauga County



**LOCATION:** Prattville, Al Autauga County

**TERRAIN:** Level

**LAND USE:** Residential

**PRICE:** \$125,000

**SPECIAL FEATURES:** Located In the city limits of Prattville this 6.5 acre Residential lot is on the market for the first time. Zoned Residential you can access the lot through Camilia Estates and possibly through an easement from Heritage Hill Rd

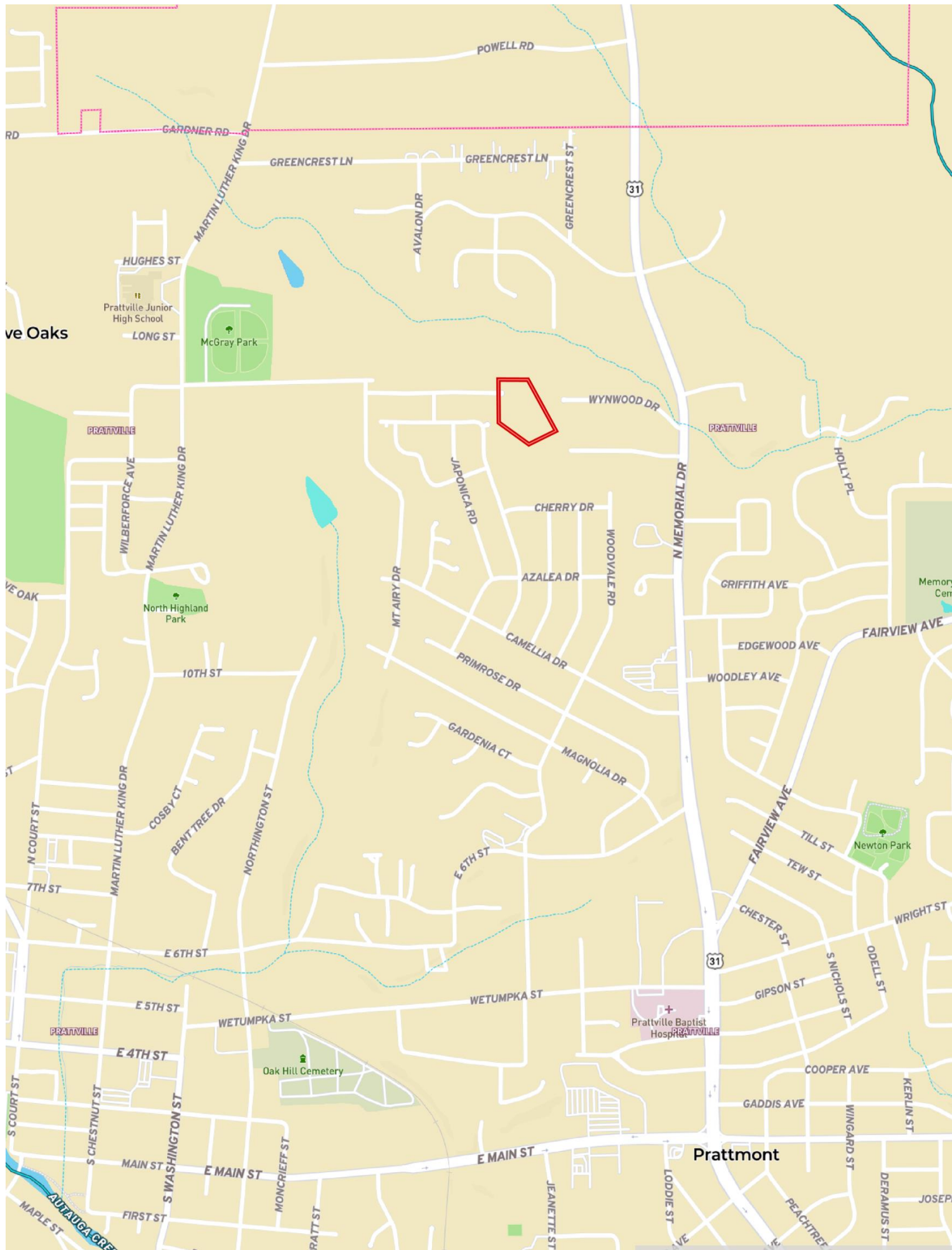
For someone interest in building one or two custom residences the owner may grant an easement off Heritage Hill Rd

The current access is off Joan Ln in the Camelia Estates neighborhood located off a cul de sac with utilities close to the property line from Joan Ln including power, city water, high speed internet.

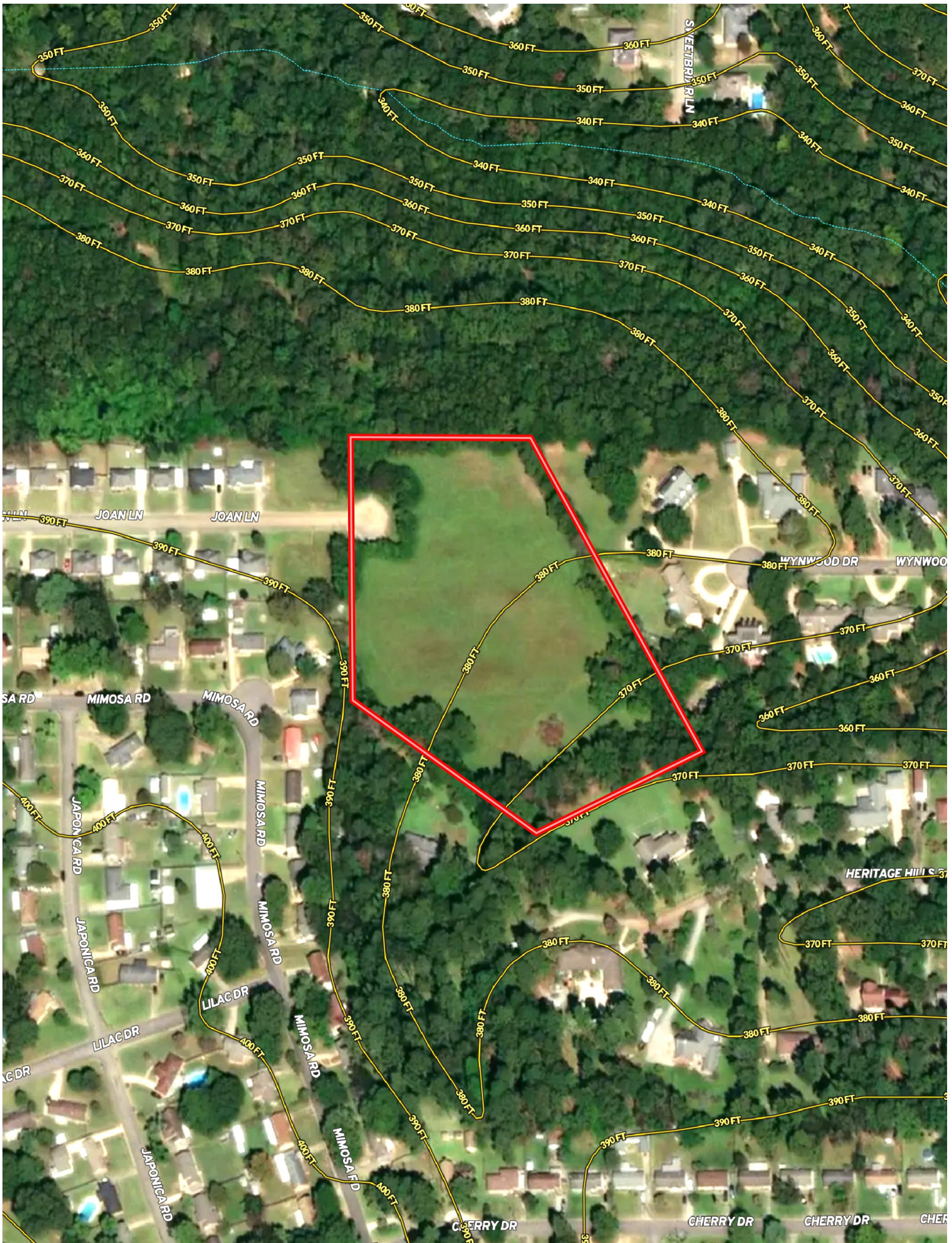
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4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

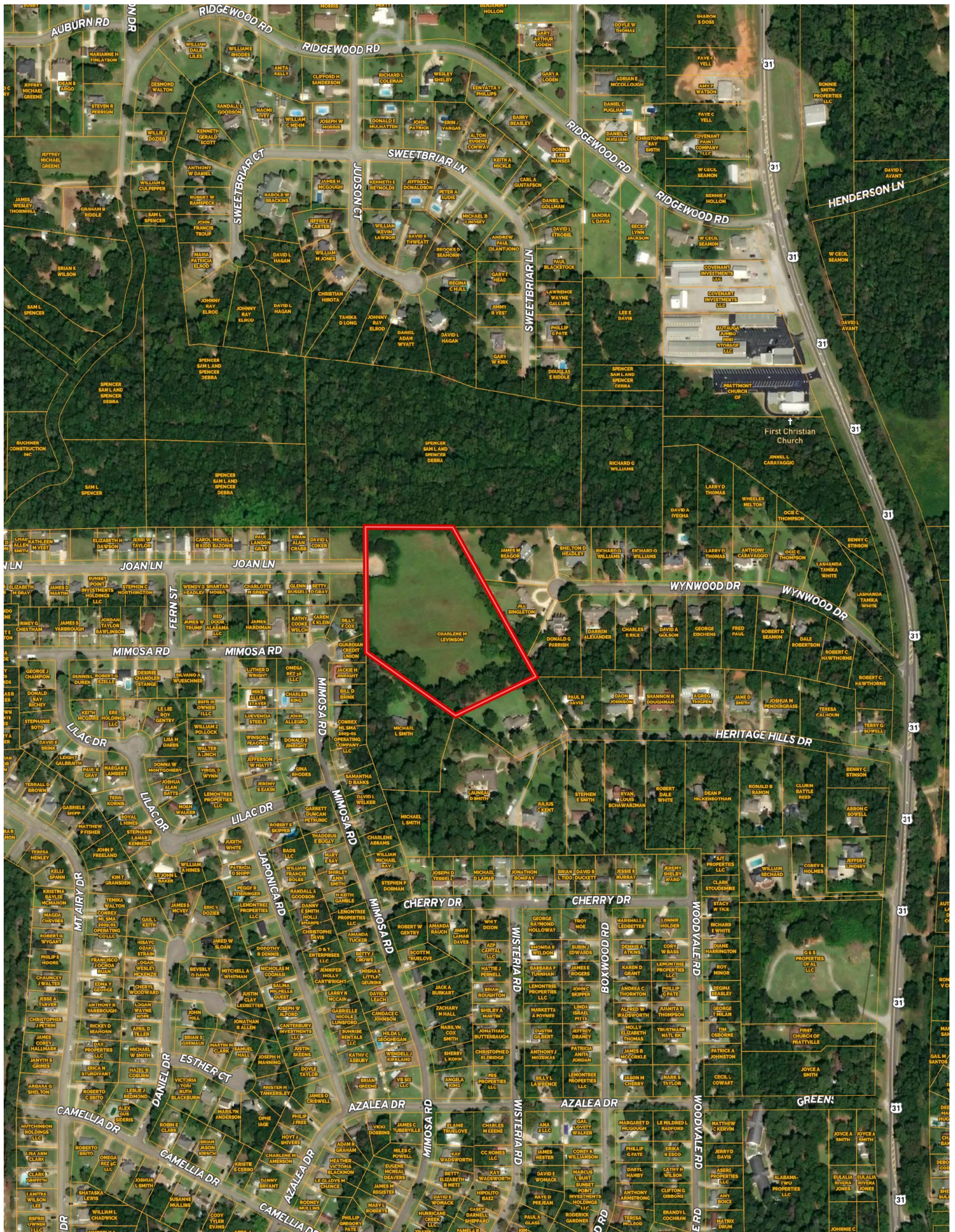
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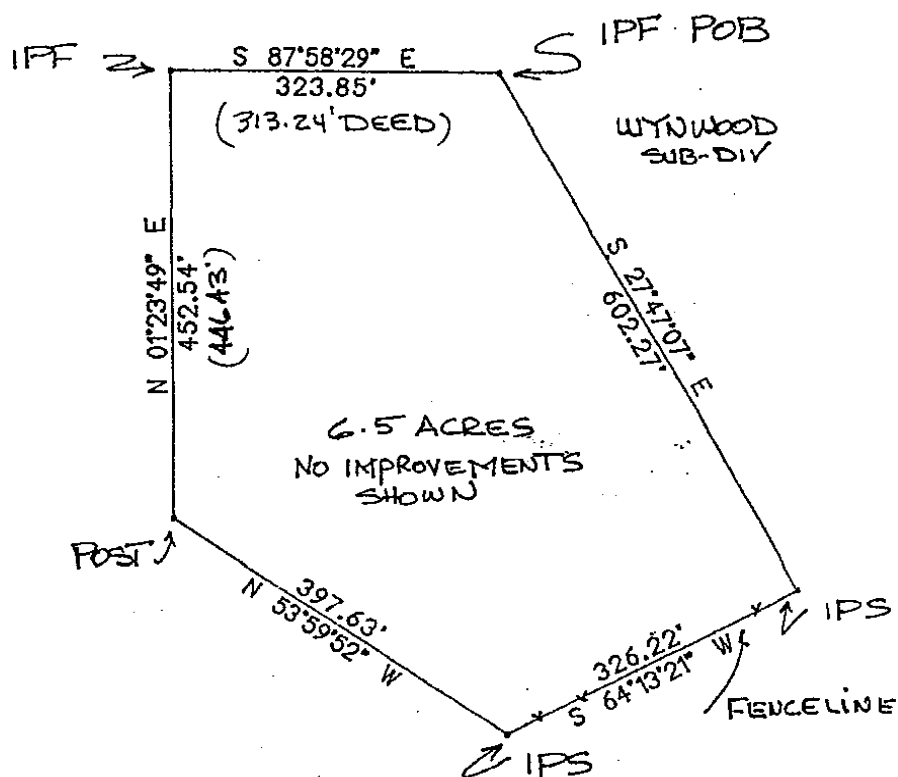




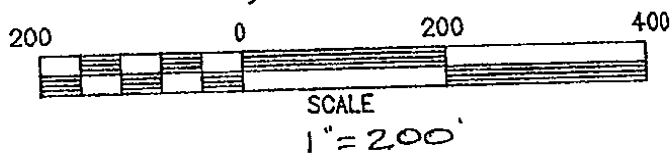








## Boundary Survey



STATE OF ALABAMA  
COUNTY OF AUTAUGA

The North 6.5 acres of Lucille M. Samms property described as follows:  
Beginning at an iron the Northwest corner of Wynwood Subdivision as  
recorded in Map Book 3, page 121; thence S27°47'07"E 602.27'; thence  
S64°13'21"W 326.22'; thence N53°59'52"W 397.63'; thence N1°23'49"E 452.54';  
thence S87°58'29"E 323.85' to the point of beginning.

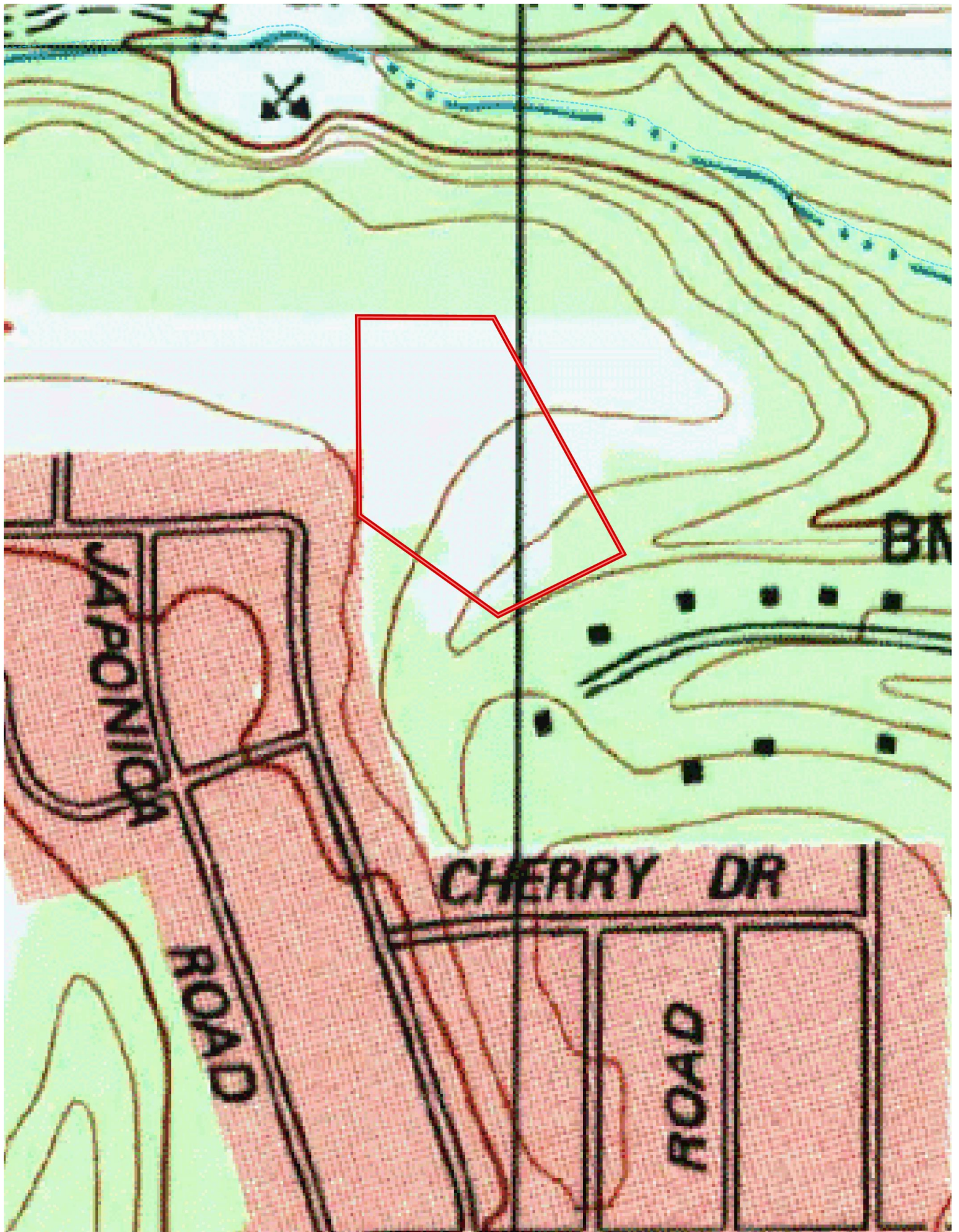
All being one parcel lying in the SE $\frac{1}{4}$ , Section 4, Township 17N, Range 16E,  
Autauga County, Alabama and containing 6.5 acres more or less.

This conveyance is made subject to any and all easements,  
restrictions and reservations of record covering the above described  
property.

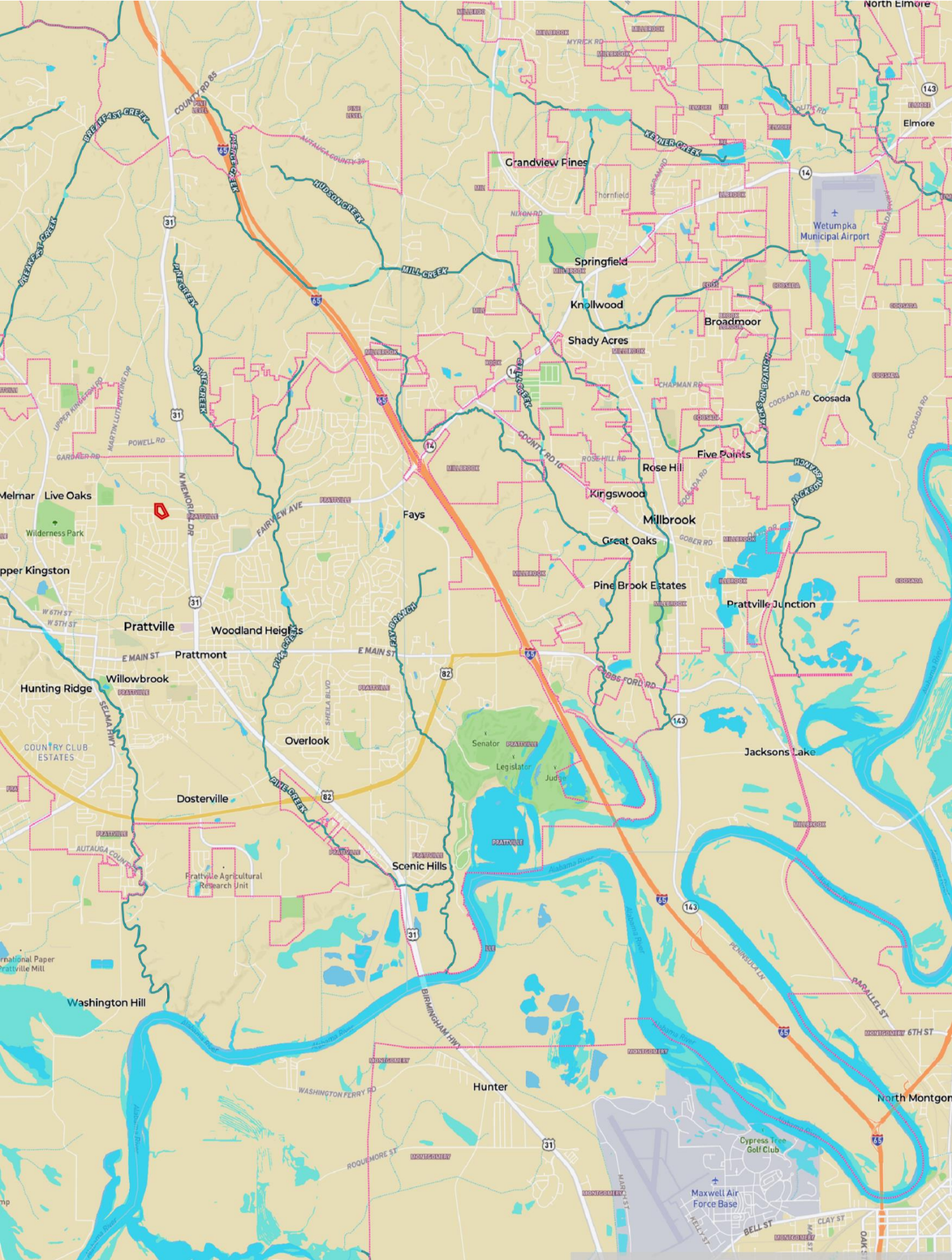
The above described property is not lying within a flood zone.

I hereby state that all parts of this survey and























Elem School:  
**Prattville Elementary School**  
Middle School:  
**Prattville Junior High School**  
High School:  
**Prattville High School**

Sewer: **Public Sewer**

Water Authority: **Autauga County Water Authority**

Utilities: **Electric Power, High Speed Internet**

Electric Auth: **Alabama Power**

Area: **10 - PRATT-Prattville Area**

Legal description **Beg At The Nw Cor Of Wynwood Sub Map Bk3 Pg 121; Thse'ly 602.27';Th Sw'ly 326.22';Thnw'ly 397.63';Thence N 452.54'; Th E 323.85'to The Pob 6.5 Ac**

**Located in 17N 16E S4**

**Directions to Joan Ln Access: From Memorial Drive turn left onto Camellia Drive, Turn right onto Mimosa then Left on Fern St, Turn right onto Joan Lane.**

**Directions to Heritage Hills Possible Access: From Memorial Drive in Prattville, head North towards Pine Level. Turn LEFT onto Heritage Hills Drive until it dead ends.**



