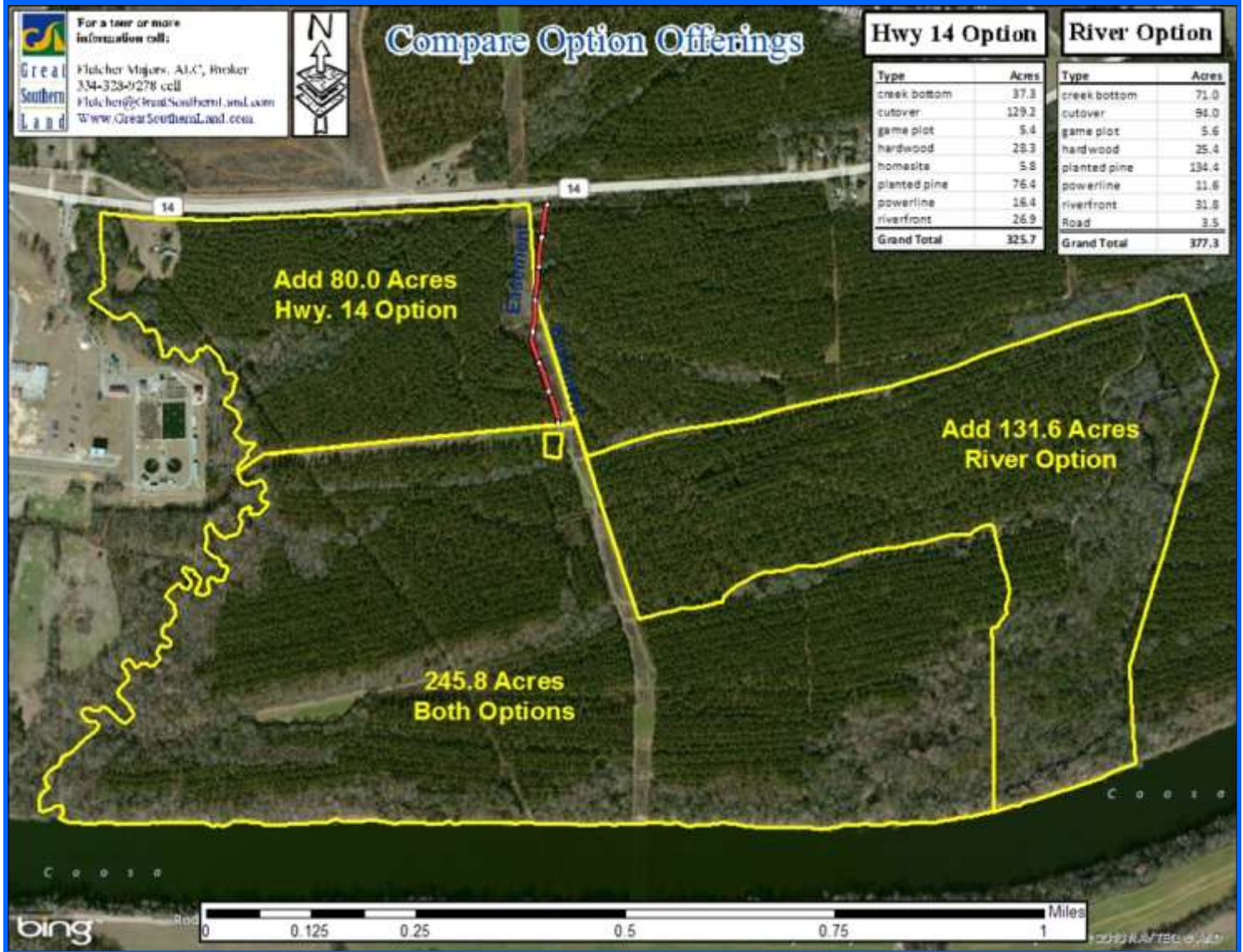




Great River Frontage With Development Potential and Recreation

Two Purchase Options: The buyer start with 245.8 acres of beautiful Coosa River frontage:
 Then add 80.0 acres of Highway 14 road frontage to get 325.7 acres Tract 29-005
 Or, add 131.6 acres of additional Coosa River frontage to get 377.3 acres Tract 29-006



Great Southern Land, LLC is offering the property shown above with the buyer making the decision between either the “**Highway 14 and Coosa River Tract #29-005**” which includes frontage on recently widened 4 lane Highway 14 with sewer and water at the tract or the “**Coosa River Development and Recreational Tract #29-006**” which is accessed by a 60 foot easement from Highway 14 and includes over 1.3 miles of frontage on the Coosa River.

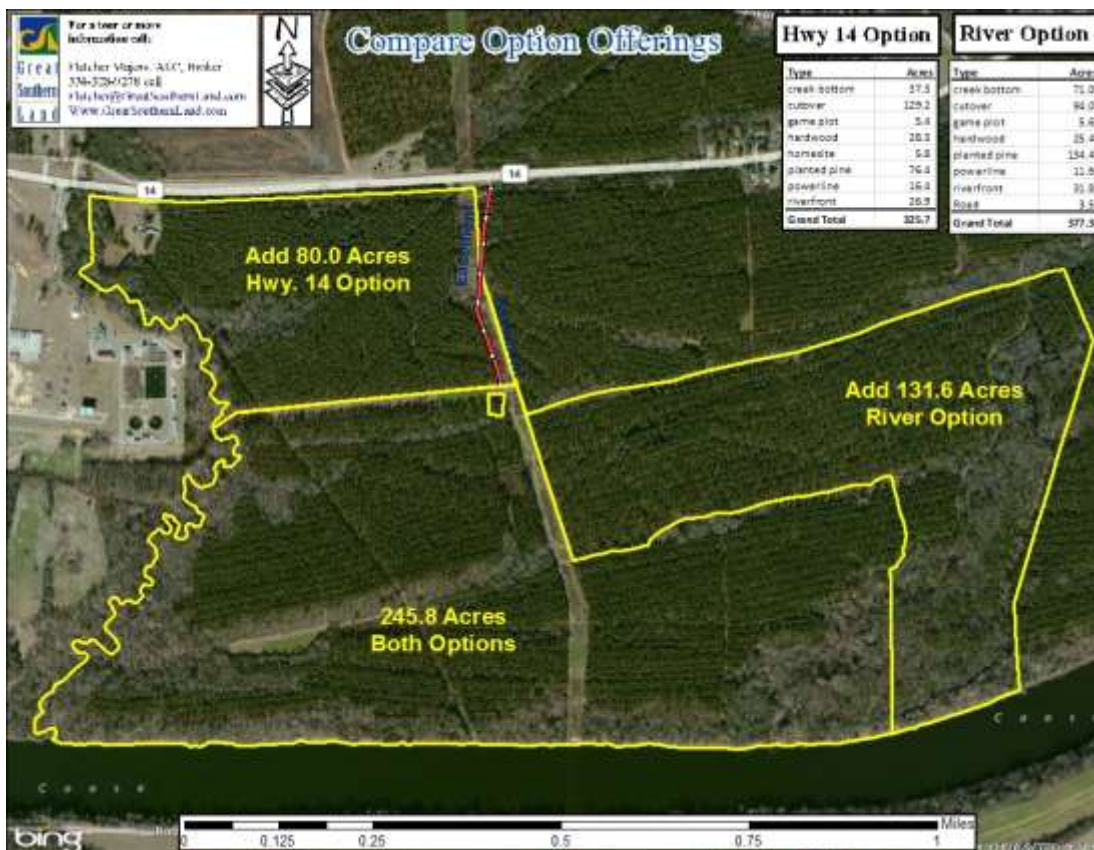
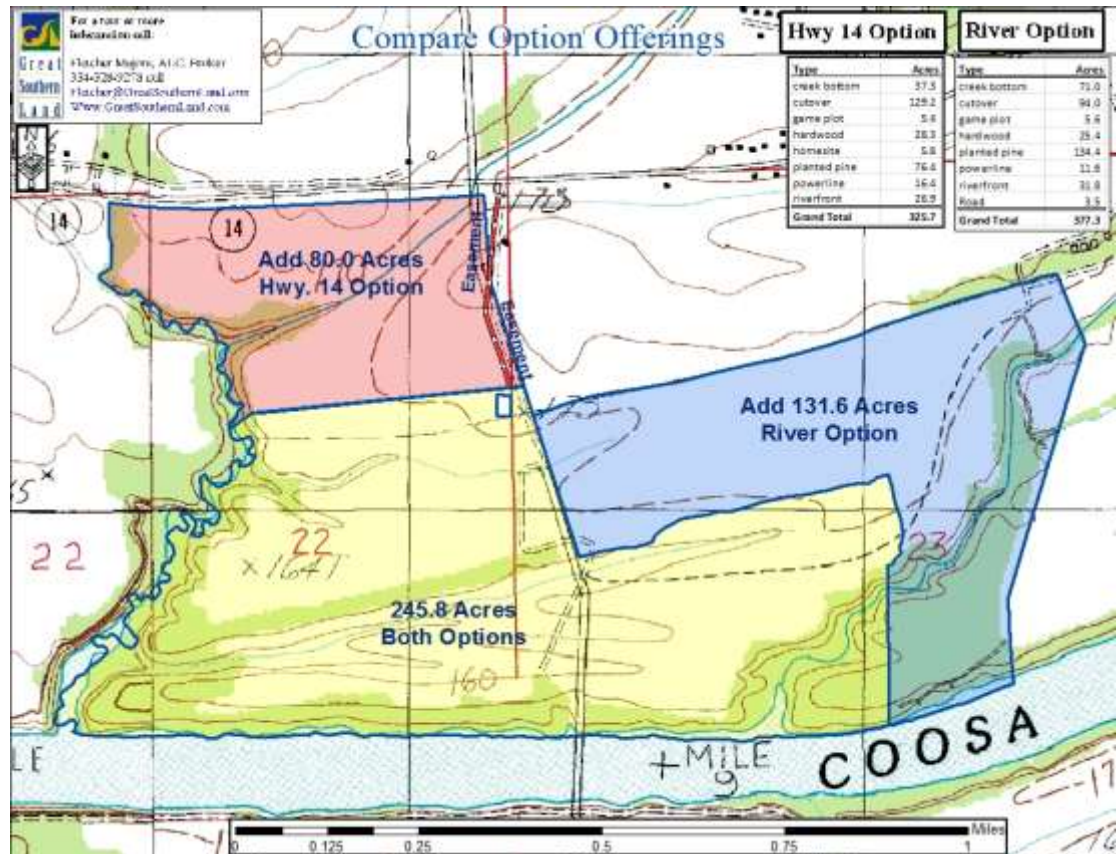
www.GreatSouthernLand.com

Why Offer Two Options?

The seller is an estate which wishes to raise \$1,130,000 from the sale of a portion of it's property. At the request of the estate, Fletcher Majors, ALC, came up with two different alternative offerings to meet the estate goal. With a goal of \$1,130,000 sales price and a seller that is flexible about which portion to keep, Fletcher laid out two different options in order to broaden the number of interested buyers.

Fletcher laid out two options and the seller agreed to sell under either option. The two options are aimed at two different buyer types with a common interest in owning and enjoying an excellent property with beautiful frontage on the Coosa River, great hunting, and a great place to build a home or to develop in the future.

The core 246 acres has all the attributes just listed. With over a mile of Coosa River frontage and plenty of timberland for hunting



and timber investment, the core tract is one that anyone would love to own. But to meet the estate goal Fletcher laid out additional acreage to add to this core acreage.

29-005 adds 80 acres of development land with over 1/2 mile of frontage on 4 lane Hwy. 14 and sewer onsite.

29-006 adds 132 acres of additional pine timberland and beautiful hardwood. It also adds another 1,050 feet of Coosa River frontage.

Brochures for both options follow.



Highway 14 & Coosa River Tract #29-005

326+/- Acres in Elmore County, AL

Offered for \$1,130,000 (\$3,469/acre)

- 2,710 +/- feet highway frontage on 4 lane State Highway 14
- 5,860 +/- feet river frontage on Coosa River
- 7,915 +/- feet creek frontage
- Sewer on site
- 22 story casino/hotel complex under development nearby
- Great location for subdivision or apartments near new Casino
- Less than 1 mile by river to new Casino
- Multiple uses
 - Single Family Residential Development
 - Multi-Family Residential Development
 - Riverfront Development
 - Timberland Investment
 - Great Hunting
 - Estate near Wetumpka and Montgomery

Type	Acres
creek bottom	37.3
cutover	129.2
game plot	5.4
hardwood	28.3
homesite	5.8
planted pine	76.4
powerline	16.4
riverfront	26.9
Grand Total	325.7



For a tour or more information call:

Fletcher Majors, ALC, Broker

334-567-0924 ext. 205

334-328-9278 cell

Fletcher@GreatSouthernLand.com

www.GreatSouthernLand.com



State Highway 14 (above) has recently been widened to 4 lanes in front of the property. The Hwy. 14 corridor runs from Selma through Prattville, Millbrook, and Wetumpka to Auburn. This is one of the development corridors in the tri-county area.

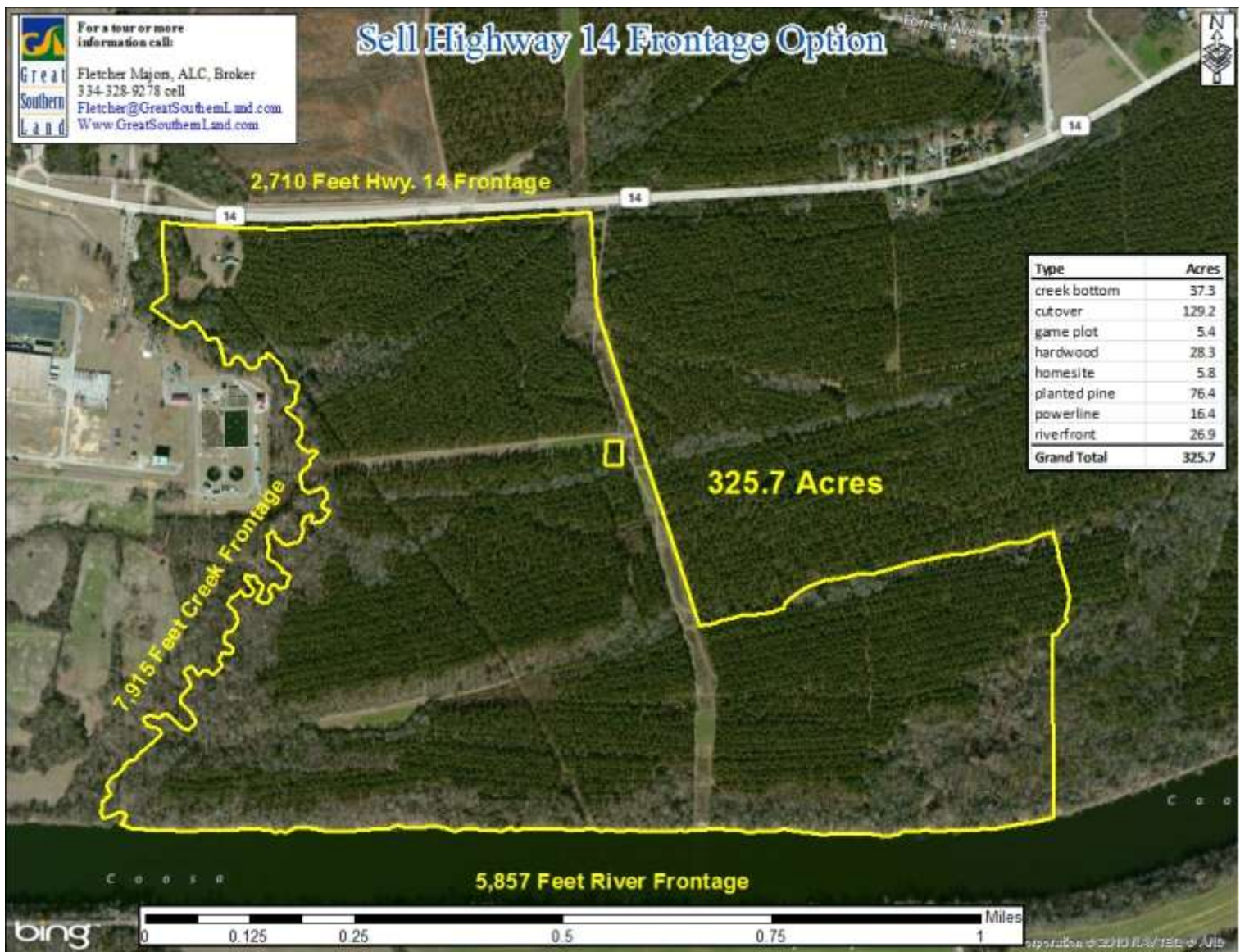


For anyone interested in residential development, the sewer on the property offers potential for higher density development.

Construction cranes are visible as they work on the 22 story riverfront hotel/ casino complex on the Poarch Creek Indian property less than 1 mile up the river from this property.

This project will add a need for more housing and commercial development on Highway 14.



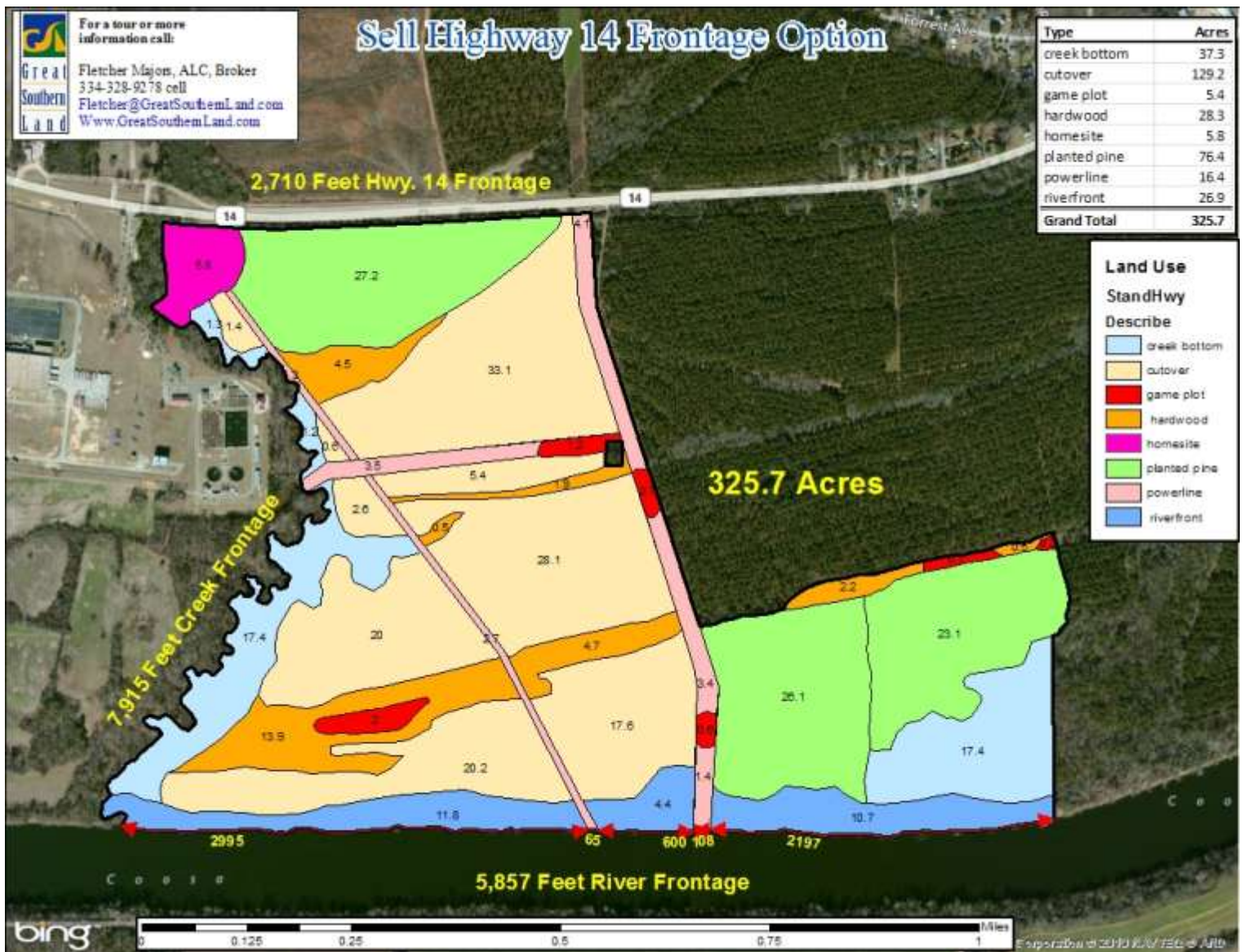


The property is bounded on the north with over 1/2 mile of frontage on Highway 14 and over 1 mile of Coosa River frontage on the south. The river frontage is beautiful as seen below.



River framed by tree branch

Stand map below shows the current use of the property. It offers great recreational uses including deer and turkey hunting. Buy now, enjoy, and develop when you retire.



The powerline that runs from Highway 14 south across the river is used for access, and game plots. The photo on the left is looking south to the bend in the powerline easements with a shooting house and large pine sawtimber on the left.

The property is well maintained as seen from the plowed field border on the left.

There is a lot of future income to be collected from timber sales.



GREAT SOUTHERN
Land



Coosa River Recreational and Development Tract #29-006

377+/- Acres in Elmore County, AL

Offered for \$1,130,000 (\$2,995/acre)

- 60 Foot deeded access from Hwy. 14
- 6,910 feet of frontage on Coosa River
- 5,133 +/- feet creek frontage
- Sewer nearby
- 22 story casino/hotel complex under development nearby
- Great location for subdivision near new Casino
- Less than 1 mile by river to new Casino
- Multiple uses
 - Residential Development
 - Riverfront Development
 - Timberland Investment
 - Great Hunting
 - Estate near Wetumpka and Montgomery
- Great hunting tract
- Beautiful hardwood creek and river bottom
- Plentiful deer population

Type	Acres
creek bottom	71.0
cutover	94.0
game plot	5.6
hardwood	25.4
planted pine	134.4
powerline	11.6
riverfront	31.8
Road	3.5
Grand Total	377.3



For a tour or more information call:

Fletcher Majors, ALC, Broker

334-567-0924 ext. 205

334-328-9278 cell

Fletcher@GreatSouthernLand.com

www.GreatSouthernLand.com



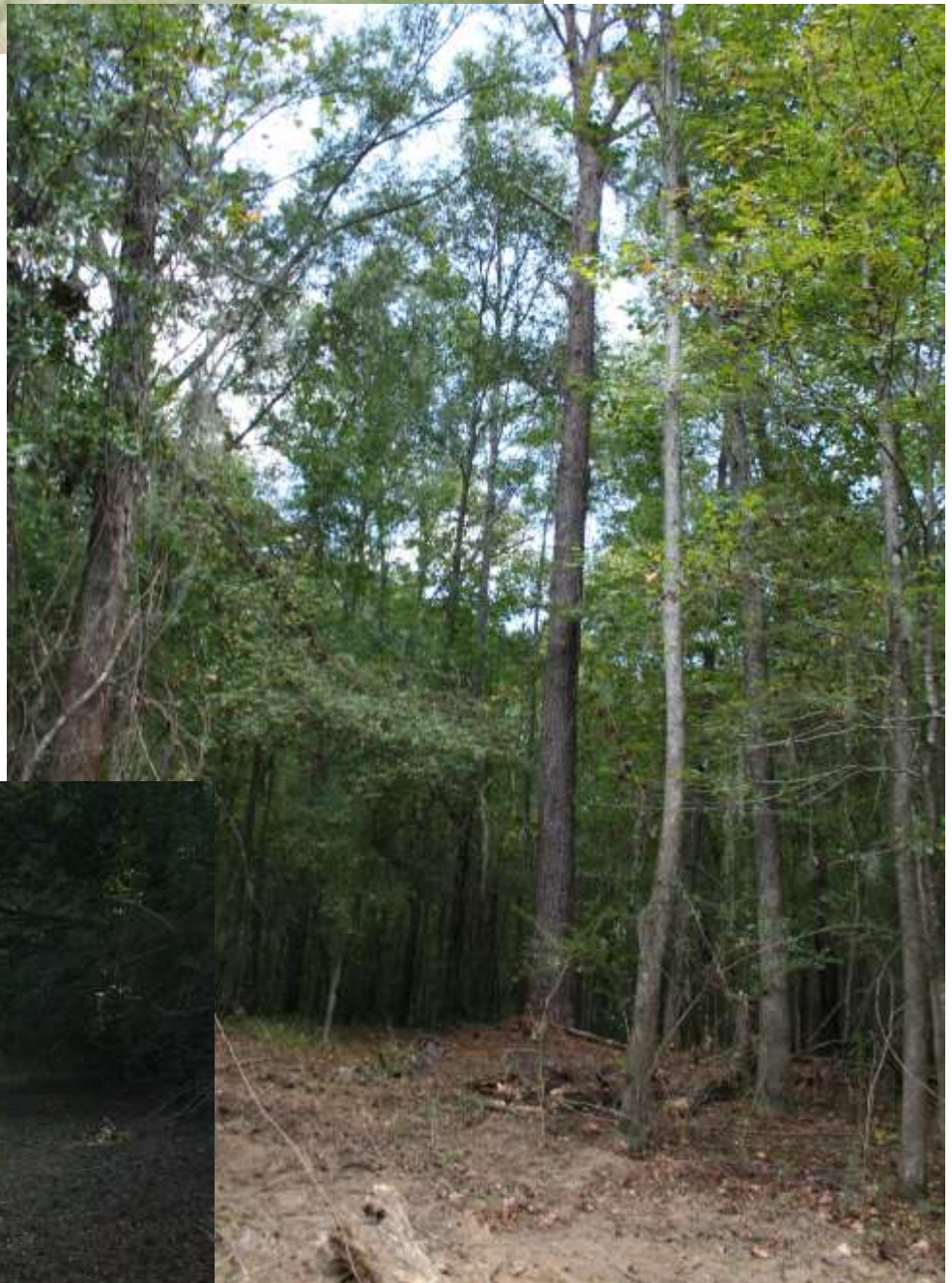
Beautiful interior roads lead to great hunting, valuable timber and one of the most eye appealing tracts you have ever seen.

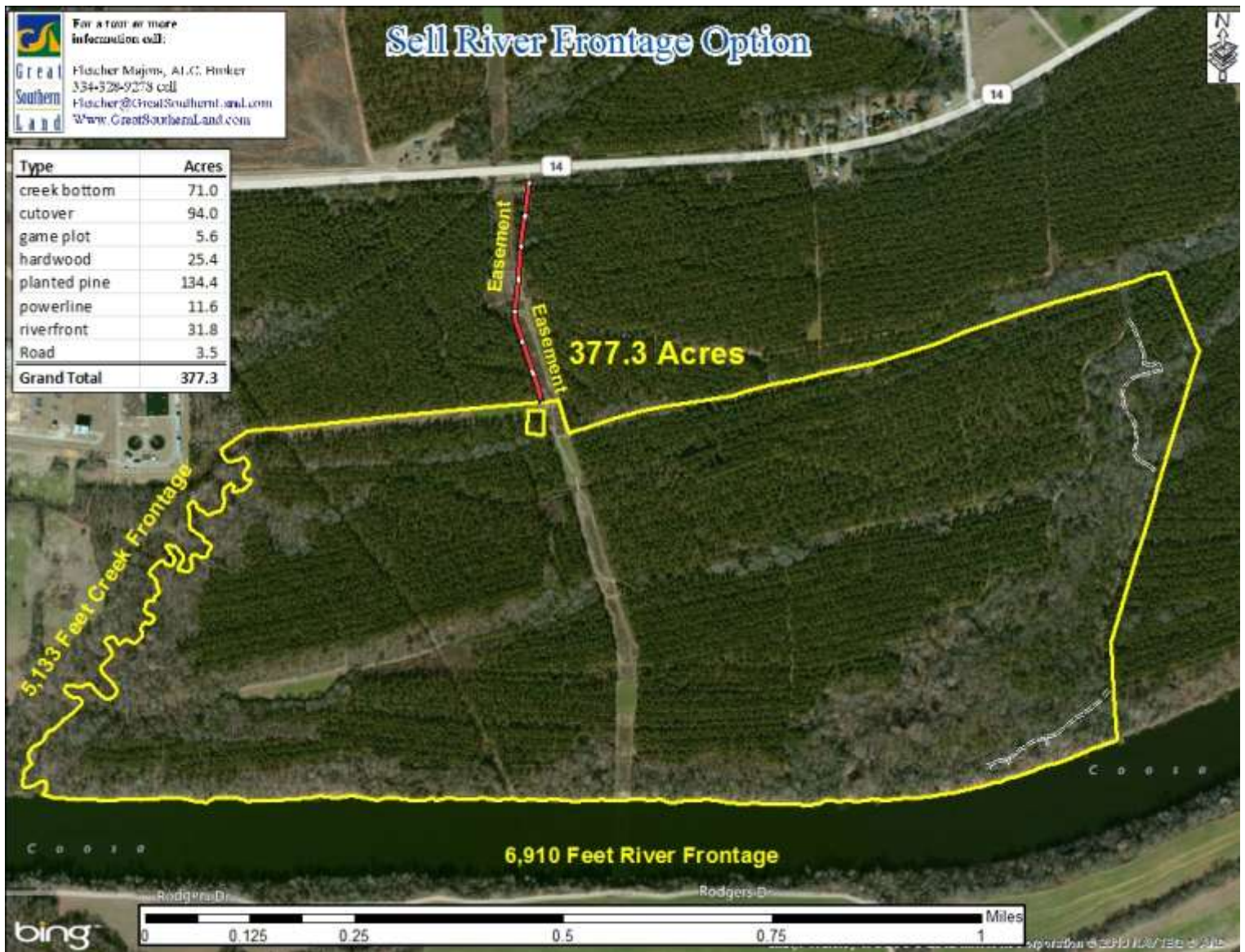
See videos online.

Look at the soaring hardwoods (below) along the new river road that was recently built to help show off this fine property.

This is one of the finest tracts we have ever offered for sale. The proximity to Wetumpka and Montgomery for future development, the natural beauty with game on the tract every time we visit it, the extensive river frontage, and so much potential for future value increase from so many different sources makes this a tract that should be on the radar of all sophisticated investors.

See the light at the end of the timber shadowed road tunnel below.

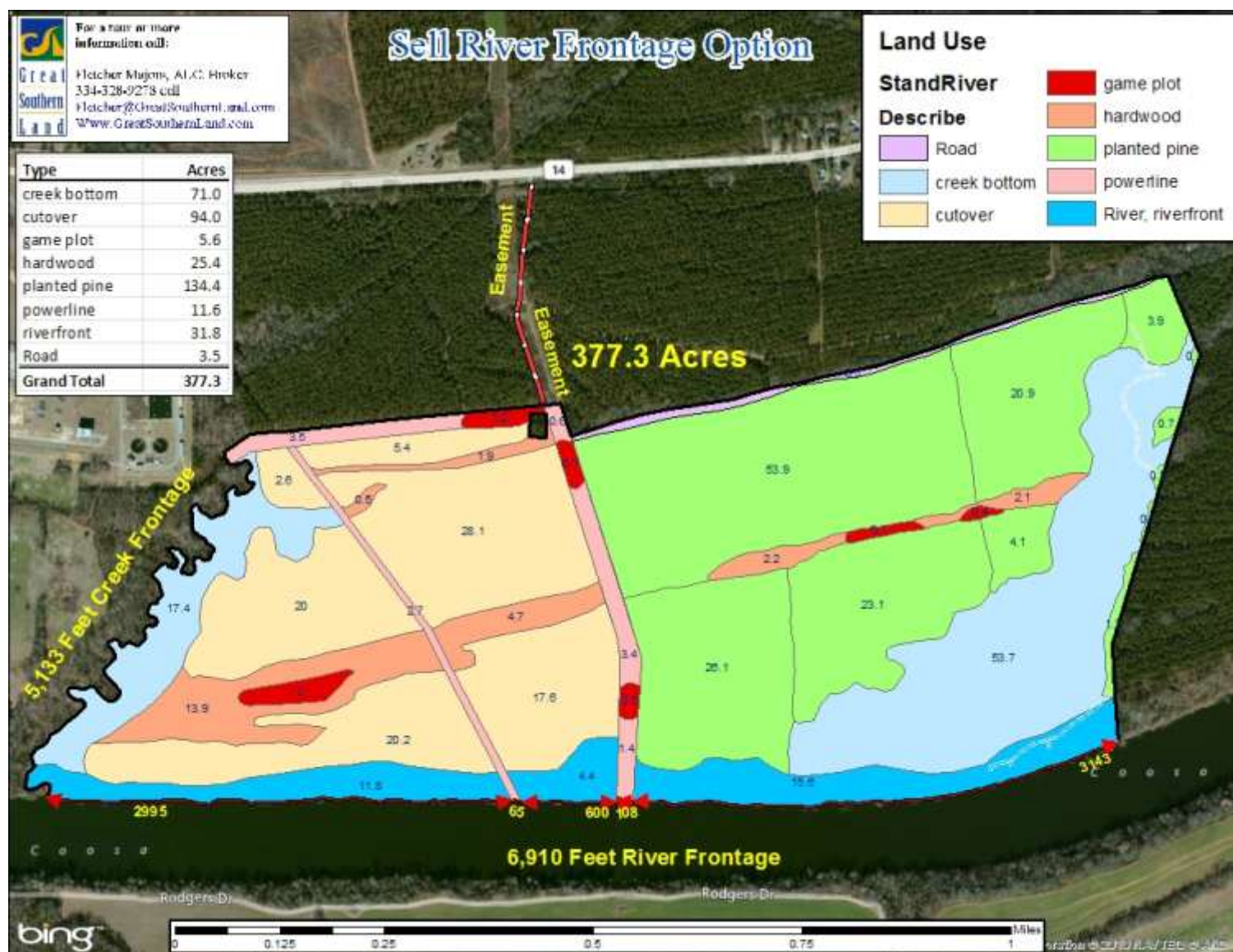




The property is accessed from the north with a 60 foot deeded easement for access and utilities from Highway 14. There is over 1.3 miles of Coosa River frontage on the south.



Stand map below shows the current use of the property. It offers great recreational uses including deer and turkey hunting. Buy now, enjoy, grow timber and develop when you retire.



Beautiful hardwood sawtimber with scattered large pine on left is found in the stands shown as creek bottom and riverfront on the stand map above.

Stand map below shows the current use of the property on a Bing aerial. The mixture of cut-over for bedding, game plots, grassed roads, pine plantations & hardwood combine to offer great deer and turkey hunting. And the powerline right-of-ways are great for dove fields.



The River Option adds the beautiful hardwood creek bottom along the east end of the tract. The photo at the left shows the road running north along the east edge of this creek bottom.

There is no way to describe the natural beauty found on this tract. While these photos such as the tree lined road at the left give you an idea you really need to see this tract in person.

Visit this tract on our website for videos of the property.

www.GreatSouthernLand.com

Location, Location, Location

The maps below show the great location in the Hwy. 14 Corridor and near proximity to Montgomery

