



# John Hall & Company

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

Hoke Smith  
334.322.2683  
[hoke@johnhallco.com](mailto:hoke@johnhallco.com)

Clark Gray  
334.391.9249  
[clark@johnhallco.com](mailto:clark@johnhallco.com)

## Independence Tract B

26.23 +/- acres  
Prattville, AL  
Autauga County



**LOCATION:** Near County Road 19 Prattville, AL.36067 Autauga County

**TERRAIN:** Rolling

**ACRES:** 26.23 +/-

**LAND USE:** Home-site / Recreational / Mini Farm

**PRICE:** \$105,000

**AGENT:** Hoke Smith, 334.322.2683, [hoke@johnhallco.com](mailto:hoke@johnhallco.com) Clark Gray, 334.391.9249, [clark@johnhallco.com](mailto:clark@johnhallco.com)

**SPECIAL FEATURES:** Have you been looking for a rural home-site and great recreational property all in one? Here it is! This property is 7 minutes from the center of Autaugaville, AL near the community of Independence. It is 20 minutes to Prattville, 40 minutes to Montgomery, and 35 minutes to Selma. There is an 8-acre pasture that would make for a great view from your homesite as well as keeping livestock and watching wildlife. The remainder of the property is in merchantable hardwood and pine timber with plenty of water oaks, white oaks, and southern red oaks. The wildlife is abundant with an excellent population of deer and turkeys. Electricity is accessible. Water would have to be obtained most likely by drilling a well. The property has two access points. One from the south off County Road 19 and one from the north end of the property off of County Road 33 and Hidden Farms Lane. The property was recently surveyed so all corners and lines have been recently marked. Contact Hoke Smith or Clark Gray for more info or to schedule a showing.

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



Primary Road  Parcel B  Pond / Tank



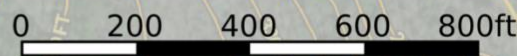
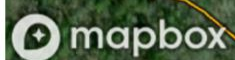


**PARCEL B**  
**26.23 AC +/-**





PARCEL B  
26.23 AC +/-



Primary Road Parcel B Pond / Tank







