



**Carlson
Land
Services, Inc.**

Wards Bottoms- 252 acres +/-
Coosa County

Offered by:

Eddie Carlson

334-270-1291 (Office)

334-201-5599 (Cell)

<http://www.carlsonlandservices.com/>

ecarlson@carlsonlandservices.com



**Carlson
Land**

Services, Inc. POST OFFICE BOX 241272 – MONTGOMERY, ALABAMA 36124 – 334.270.1291

Coosa County – 252 acres +/-

Location: North East of Rockford, AL near Hissop

This property features:

- 252 acres of beautiful land and timber.
- There is approximately 3,000 feet of frontage on Jacks Creek. Jacks Creek is a large creek filled with sandy bottoms in some places and beautiful rocks with waterfalls in other places.
- The property is rich in history. There is an old portion of a grist mill on Jack's Creek and there is a beautiful 23 acre field that adjoins the creek. Fields this size are very rare in this area and was home to farming and other activities in the past.
- The property is heavily stocked with mature pine and hardwood timber and has an excellent internal road system. The property has excellent wildlife habitat and is home to deer, turkey, and many nongame species.
- The property has flat to rolling to hilly topography. The views on this property are spectacular.
- There are 3 creeks that meander through this property providing water year- round.
- There are several green fields on the property and the mature woods make for an open understory that is easy to walk in.
- The property is accessed off of Coosa County Road 108.
- Utilities are not available to the property as this would be an excellent off the grid property.

Price: \$655,200.00

Contact: Eddie Carlson

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Driving Directions:

See maps. Shown by appointment only. Gates are locked- please call agent.



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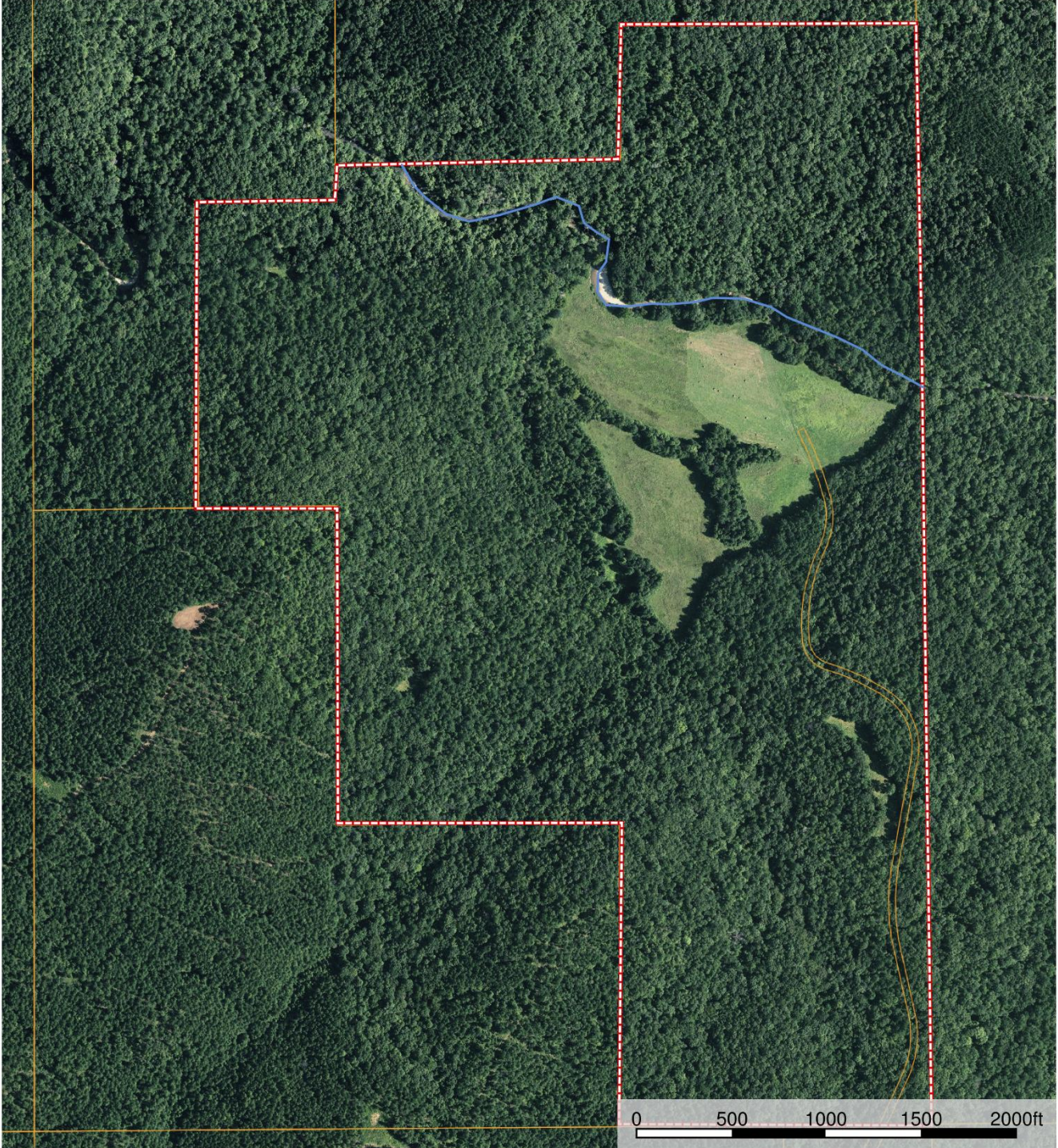


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Ward's Bottoms

Coosa County, Alabama, 252 AC +/-



 Boundary  River / Creek



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