

**LAKE MARTIN HUNTING  
AND TIMBER  
INVESTMENT  
82 +/- Acres  
Elmore County, AL**

**SOLD**

**NATIONAL  
LAND  
REALTY®**

**Address:**

0 Kowaliga Rd  
Eclectic, AL 36024

**Location:**

On Kowaliga Rd/Highway 63 just before  
Cottons BBQ

**Property Highlights:**

PRIME LOCATION LOCATED ONLY 5 MILES FROM KOWALIGA BRIDGE!! This tract is an elite recreational, hunting property and timber investment in a desirable location. It has easy access via paved road frontage on both Highway 63 and N. Ann St. Not only will it appeal to timber investors, but the high end recreational market should put this tract at the top of their list. The "Clubhouse Tract" stands out with high quality timber(perfect for a quail course), effortless topography, diverse sporting opportunities and a superb location. For decades this property has been professionally managed for timber production. Channahatchee Creek runs through the South section of this property creating about 12 acres of duck habitat. The timber consists of planted pines, bottomland hardwood and natural pine. There are at least 8 wildlife food plots already and room for a few more. If you have a house on Lake Martin and are looking for a prime land investment, THIS IS IT! This is one of five available listings!



**View Full Listing Detail Here:**

[www.nationalland.com/viewlisting.php?listingid=1367797](http://www.nationalland.com/viewlisting.php?listingid=1367797)

**NATIONAL  
LAND  
REALTY®**

**National Land Realty**  
10270 Highway 80 E  
Montgomery, AL 36117  
[www.NationalLand.com](http://www.NationalLand.com)



**Ellis Pilgreen**  
Office: 855.384.5263  
Cell: 334.799.6785  
Fax: 864.331.1610  
[Epilgreen@nationalland.com](mailto:Epilgreen@nationalland.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed. National Land Realty assumes no liability for error, omissions or investment results.