

**04-014 Cawthon Farm**  
**247 Acres in Autauga County, Alabama**  
**Offered at \$850,000 or \$3,441/Acre**



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# CAWTHON FARM

The Cawthon Farm has been held by one family for almost 200 years! This well-located 247-acre property is a phenomenal example of what a true transitional tract looks like. This land is ready to be developed, but because it is priced at \$276,500 under the county appraised value it also lends itself well to a 'buy and hold' scenario. The Prattville Country Club and the Prattville Airport are located just to the north and the International Paper mill adjoins the property on the south.

Directly to the east is an industrial park, and there is some residential and light commercial development in the immediate area. While sewer is available, this property is outside the Prattville City limits and therefore is not zoned. Possible uses of this property are many. With approximately 4200 feet of frontage on Highway 14 and Highway 4 you could develop the frontage and hold the remainder for recreation and timber production while benefiting from a possible increase in value due to the development of the frontage.

This land is a nice mix of hardwoods, pines, open fields, and there is even an old pecan orchard. The hunting on this property is excellent and it consistently produces some very nice whitetails. There are even turkeys now living on the land, and being this close to the river it would not surprise me at all that with a little effort you could have some good duck hunting as well!

The property comes with a unique provenance. As Autauga County was established on November 21, 1818, by an act of the Alabama Territorial Legislature, (*one year before Alabama was admitted as a State*). The westward expansion of this region placed this property in the possession of the maternal side of the deceased owner's estate. It has served every imaginable purpose under their stewardship. From farming, homesteading, cattle and recently hunting. The property is a connection to the country and this region and is an example of Alabama almost 200 years ago.

In light of what is going on in the world today there has never been a better time to buy land. Interest rates are at historical lows and the purchase of land provides a safe haven for your investment. Other attributes of land include: Land is a great hedge against inflation, Land does not fluctuate erratically like the stock market, and Land will ALWAYS be there for tomorrow. Land provides a healthy environment away from the masses and can even provide food for your family.

For a private tour of this property feel free to call or text me, Eric Leisy, at 1-334-657-6707. I can handle every aspect of the land buying process without you ever having to have close contact with anyone, including on-site safe social distancing or a virtual tour option. Call me today so you can start making memories that will last a lifetime.



There are numerous open areas scattered throughout this property that are perfect for planting food for the wildlife.











