

Eric Leisy

Associate Land
Broker, ALC,
GRI

Tindal Land

Elmore County
Alabama

71 Acres



Great Southern Land

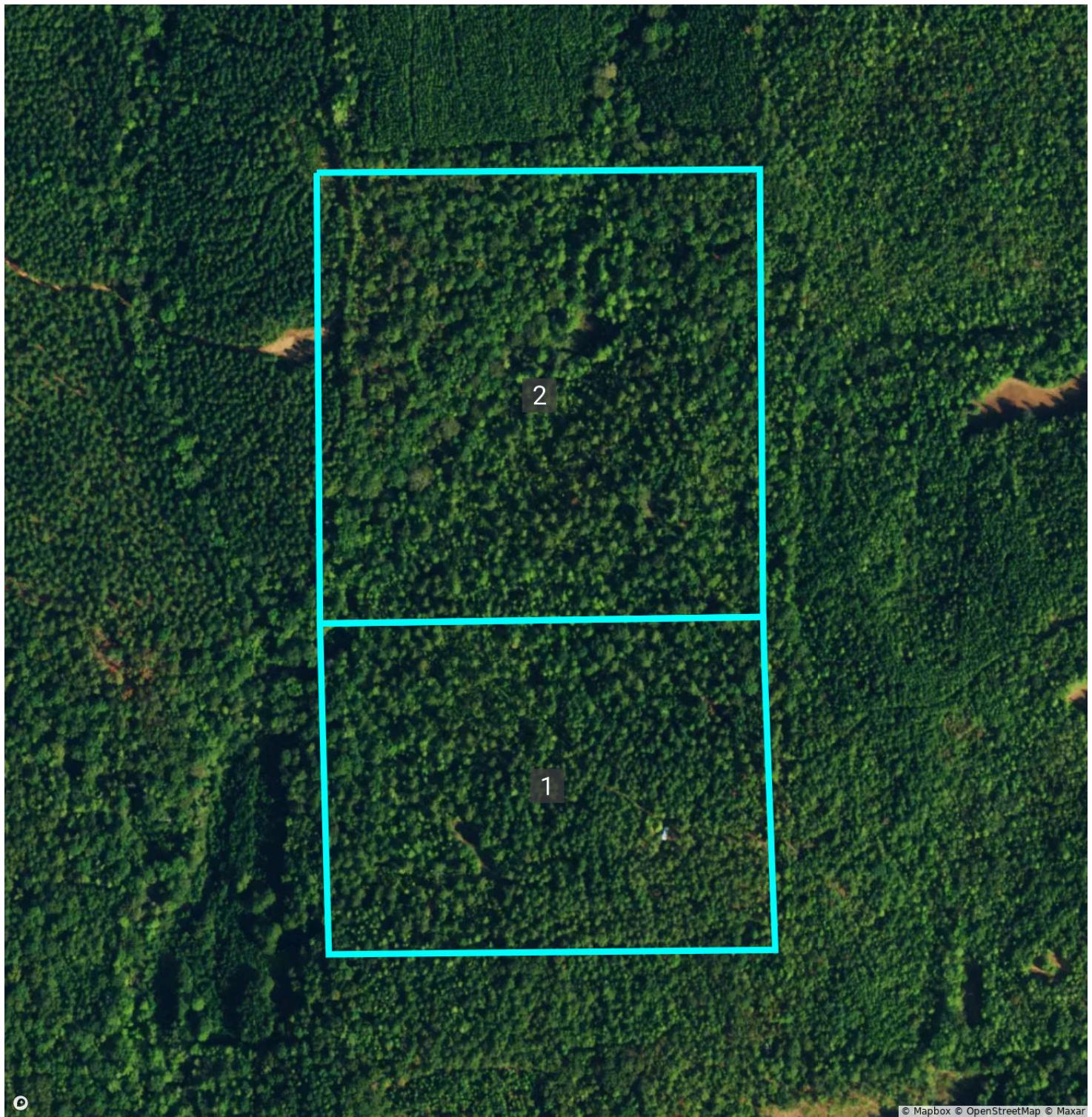


Overview

Elmore, AL • Township: Titus

Locations: 21-20N-19E, 28-20N-19E

71.00 acres, 2 selections



Overview 71.00 acres, 2 selections

Elmore, AL • Township: Titus • Location: 28-20N-19E

Type: Parcel



Acres	30.00	Parcel ID Number	0508280000002000	Property Address
Owner 1	DAVID L TINDAL	Owner 2	—	Owner Address
				507 Grove Park Loop
				Wetumpka, AL 36093-3792

Total Assessed Value Assessed Land Value Assessed Improvement Value Assessed Year
\$19,860 \$19,860 — 2024

County Use Description Legal Description
— 30 ACRES SEC 28 T20 R19

Elmore, AL • Township: Titus • Location: 21-20N-19E Type: Parcel



Acres	41.00	Parcel ID Number	0505210000007000	Property Address
Owner 1	DAVID L TINDAL	Owner 2	—	Owner Address
				507 Grove Park Loop
				Wetumpka, AL 36093-3792

Total Assessed Value Assessed Land Value Assessed Improvement Value Assessed Year
\$27,142 \$27,142 — 2024

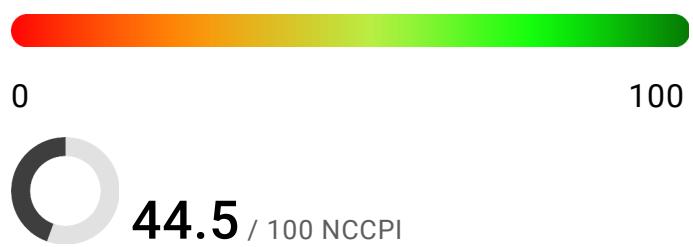
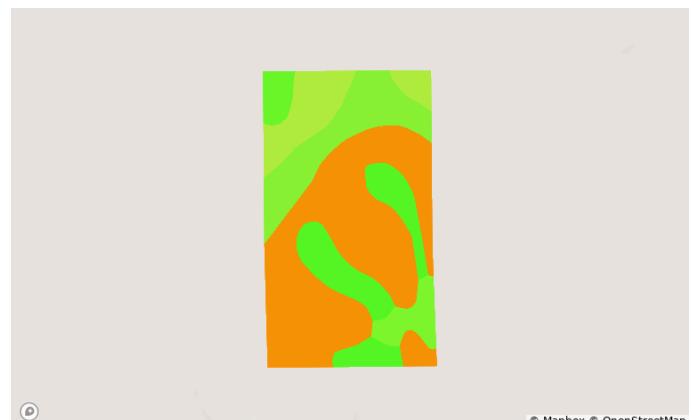
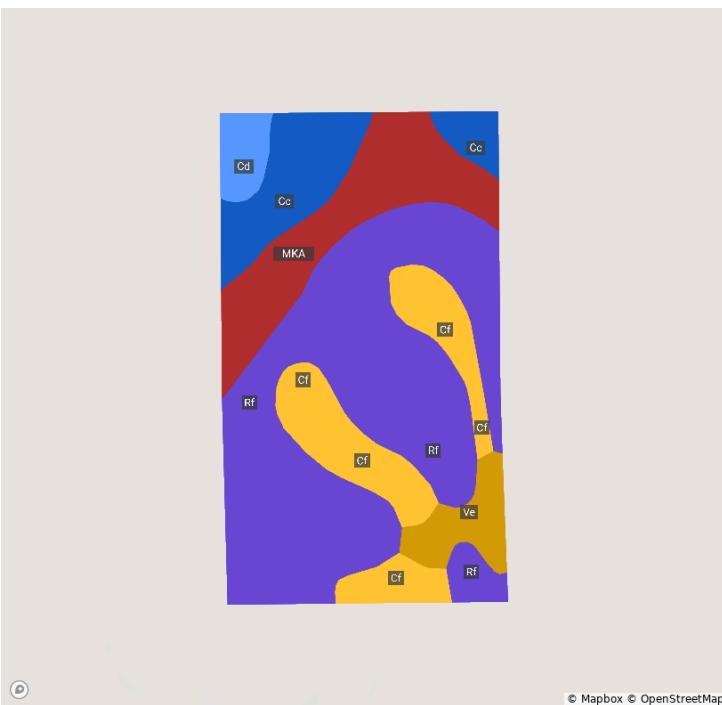
County Use Description Legal Description
— 41 ACRES SEC 21 T20 R19

Soils

Elmore, AL • Township: Titus

Locations: 21-20N-19E, 28-20N-19E

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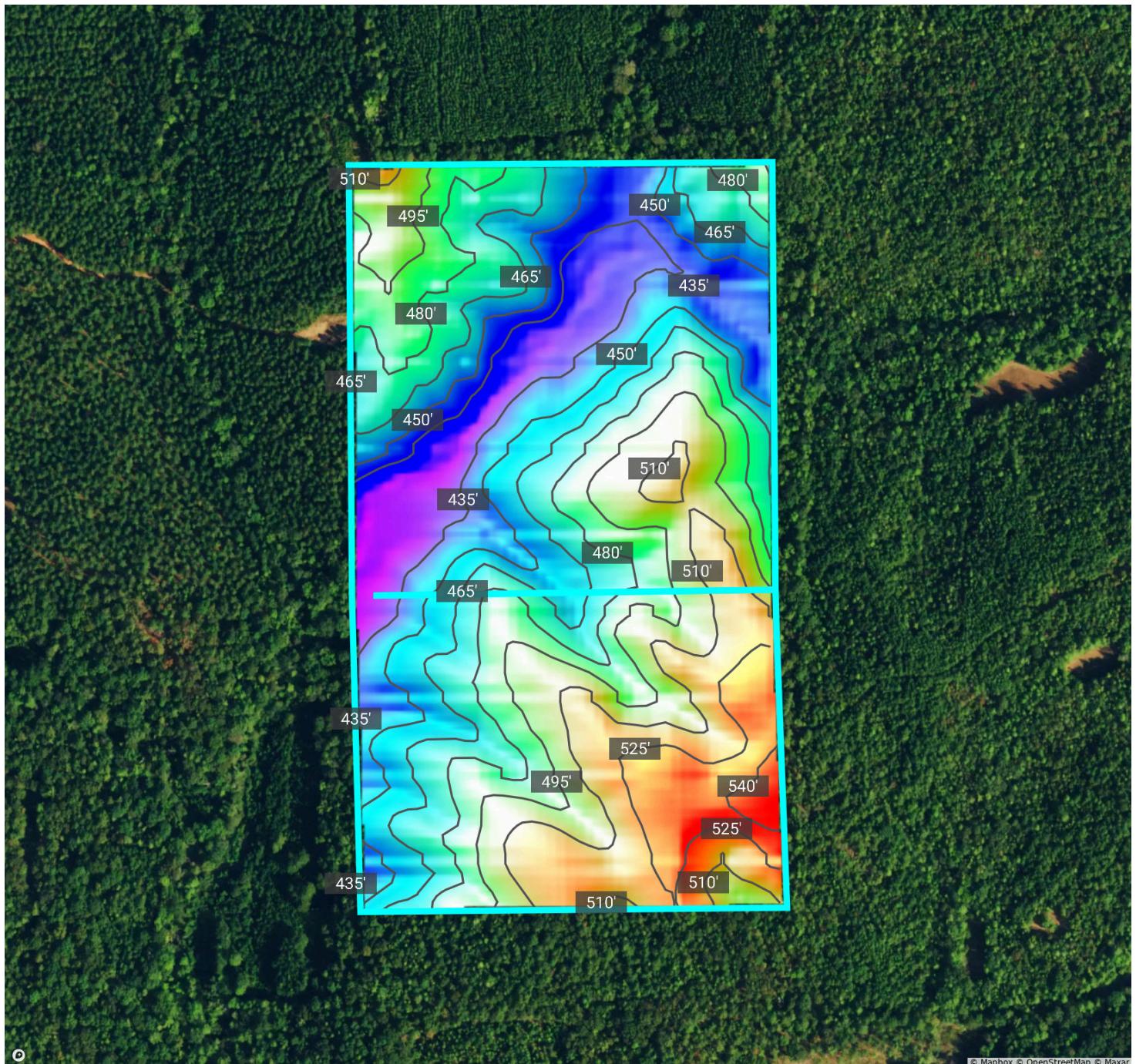
Code	Soil Description	Acres	% of Field		Non-IRR	IRR	NCCPI
			Class	Class	Class	Class	
● Rf	Tallapoosa-Fruithurst complex, 15 to 40 percent slopes, moderately eroded	35.8	50.4%	6e	—	—	27.5
● MKA	Mantachie, Kinston and Iuka soils, 0 to 1 percent slopes, frequently flooded	11.1	15.7%	5w	—	—	60.3
● Cf	Cecil clay loam, rolling phase	10.8	15.2%	4e	—	—	67.4
● Cc	Cataula gravelly sandy loam, hilly phase	7.9	11.1%	6e	—	—	54.8
● Ve	Vance gravelly sandy loam, rolling phase	3.3	4.7%	4s	—	—	62.4
● Cd	Cataula gravelly sandy loam, rolling phase	2.0	2.9%	3e	—	—	64.9

Elevation

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420.5 ft

551.4 ft

Source: USGS 3 Meter Dem

Interval: 15.0 ft

Range: 130.9 ft

Min: 420.5

Max: 551.4

Crop History

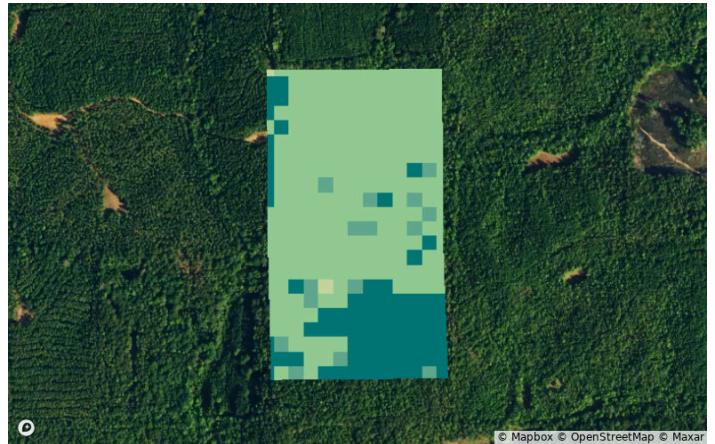
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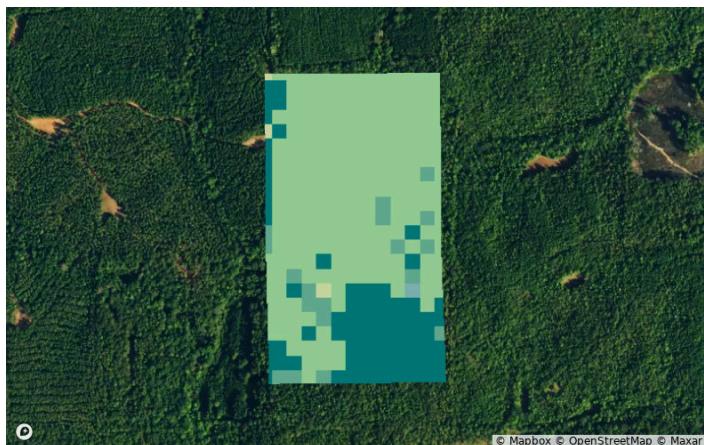
2023



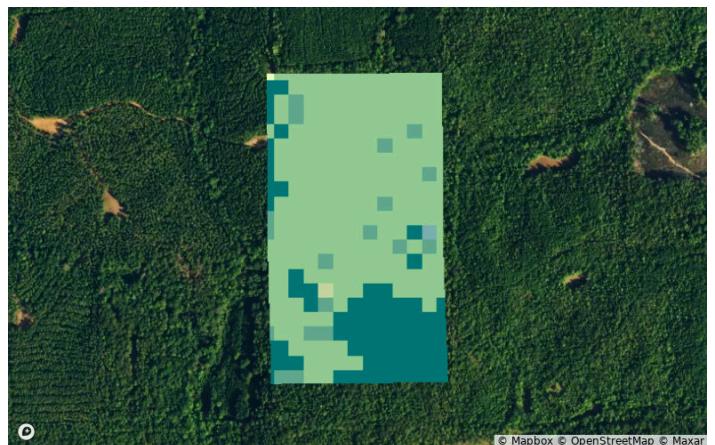
2022



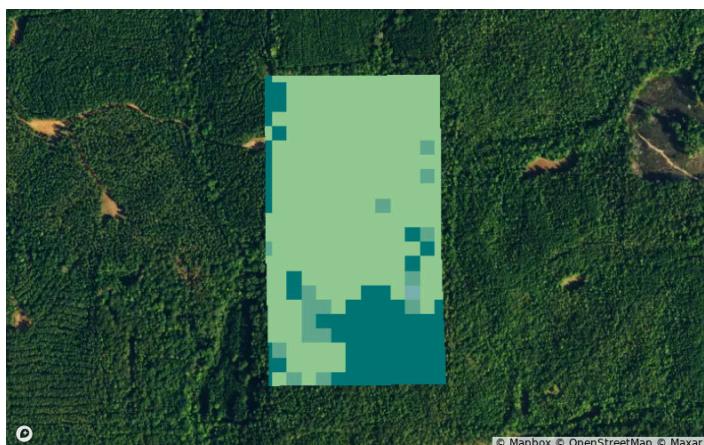
2021



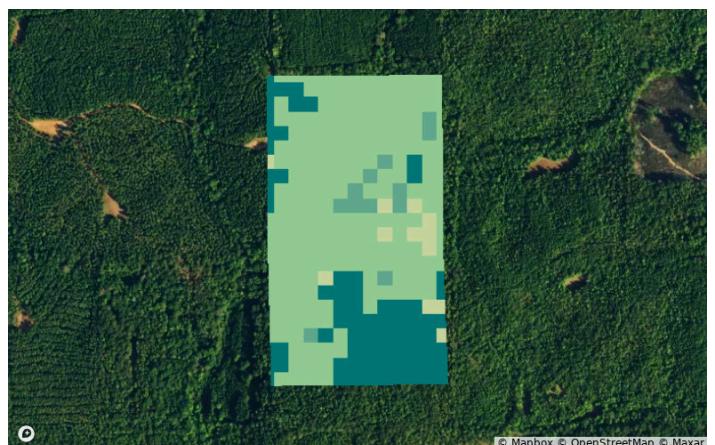
2020



2019



2018



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All Selections



Crop	2023	2022	2021	2020	2019	2018
Deciduous Forest	68.0%	67.7%	67.1%	67.7%	69.0%	66.8%
Evergreen Forest	26.3%	25.7%	25.7%	24.1%	24.8%	24.8%
Mixed Forest	4.1%	5.6%	6.0%	7.2%	6.0%	4.1%
Shrubland	0.9%	0.6%	0.6%	0.3%	0.0%	4.4%
Other	0.6%	0.3%	0.6%	0.6%	0.3%	0.0%

Vegetation Index (NDVI)

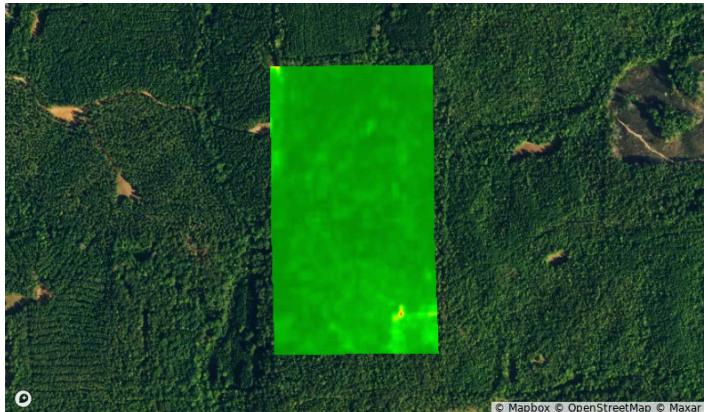
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2024



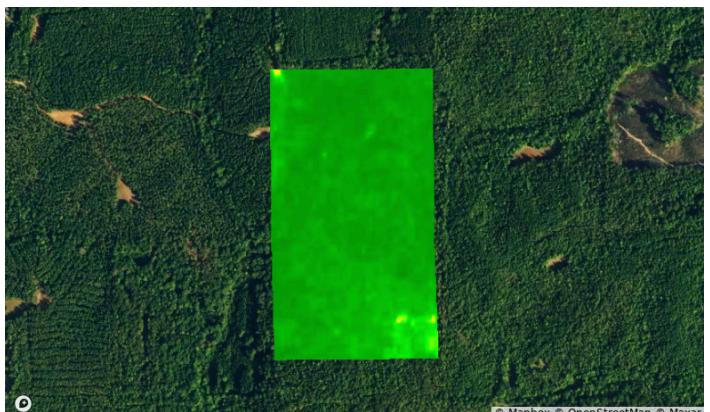
2023



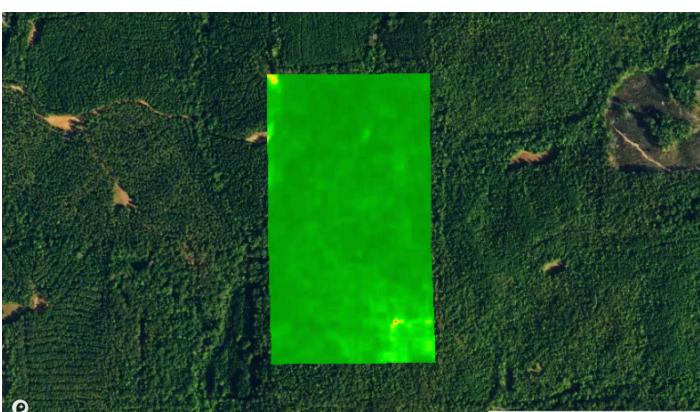
2022



2021



2020



2019



0 (unhealthy)

100 (healthy)

Vegetation Index (NDVI)

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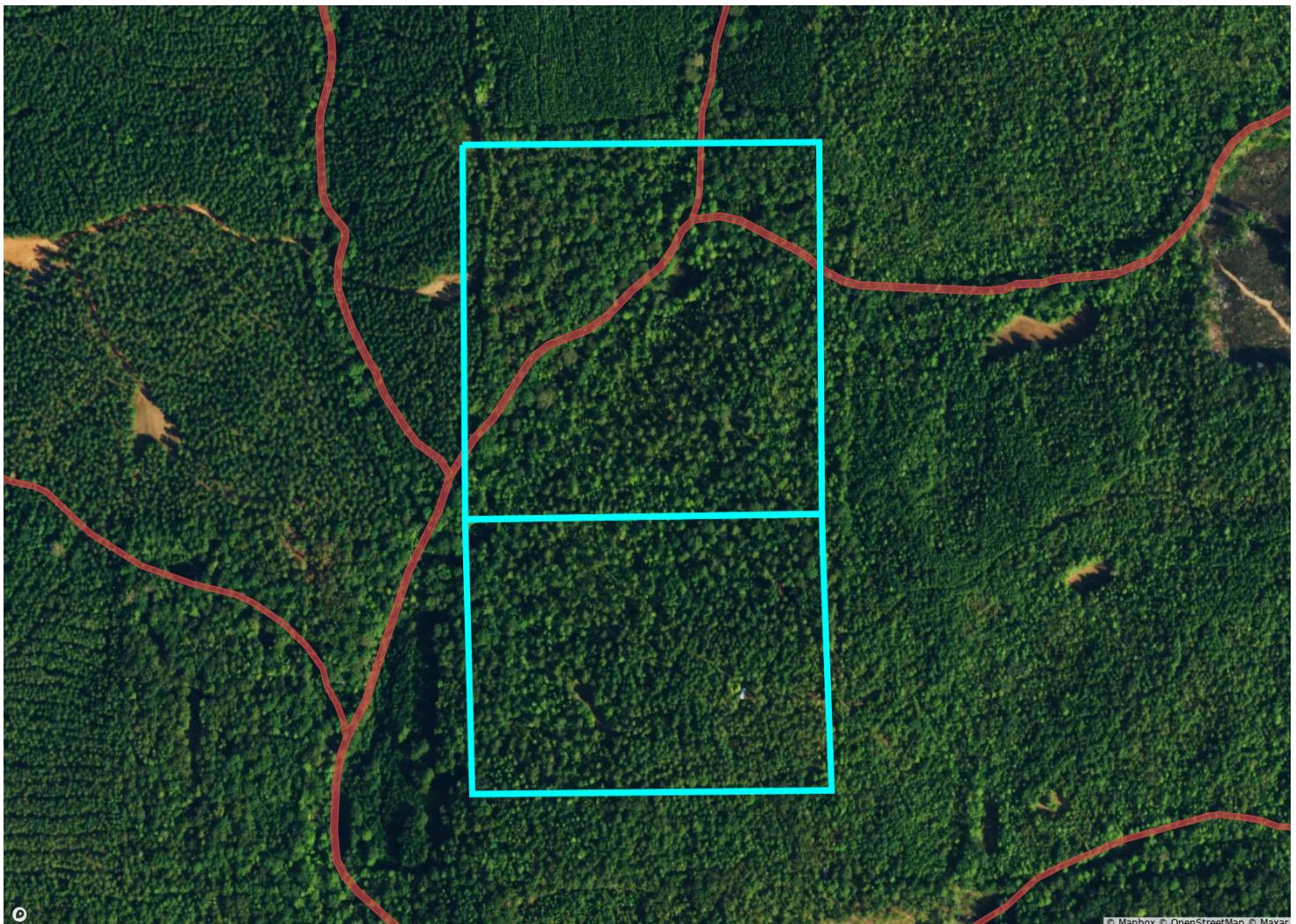
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Year	2024	2023	2022	2021	2020	2019
Standard Deviation	2	3	3	3	3	3
Mean	88	89	88	89	88	89
Min	67	68	66	73	69	71
Max	92	93	92	93	93	93

Flood (FEMA Report)

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Flood Hazard Zone	% of Selection	Acres
100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
Regulatory Floodway	0.0%	0.0
No Flood Hazard Zone	0.0%	0.0
Wetlands	% of Selection	Acres
Assorted Wetlands	1.6%	1.2

FSA Overview

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Historical Imagery

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2023



2021



2019



2017



2015



2013

