



# Weoka Farm 47

0 Rouse Road, Weoka, Alabama 36080

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## PROPERTY OVERVIEW



### Sale Price

\$237,250

### Offering Summary

Acreage:	47.45 ± Acres
Price / Acre:	\$5,000
State:	Alabama
City:	Weoka
County:	Elmore
Property Type:	Hunting and Recreational Land, Acreage and Estates, Timberland, Farms and Cropland

### Property Overview

Looking for some land in Elmore County to build your home on? Maybe plant your own large vegetable garden or raise a few chickens? Or, do you just want to get away from the crowds and have a little privacy? This property is conveniently located only about 3/4 of a mile east of Highway 231, in the highly desirable Weoka Community. It's perfect for providing that country living lifestyle, but still convenient to schools and the conveniences of the city. Water and power are available nearby.

The land has loblolly pines growing on it that are approximately 9 years old making it super easy to clear your homesite and nestle your home back in the pines giving you the privacy that you want. There are also some nice hardwoods running through this land. If you like to hunt you could clear out a food plot for the deer and turkey. Please call me at 334-657-6707 to schedule a tour today.

## SPECIFICATIONS & FEATURES



## Specifications & Features

**Nearest Point of Interest:**

Lake Jordan  
Weoka, Alabama

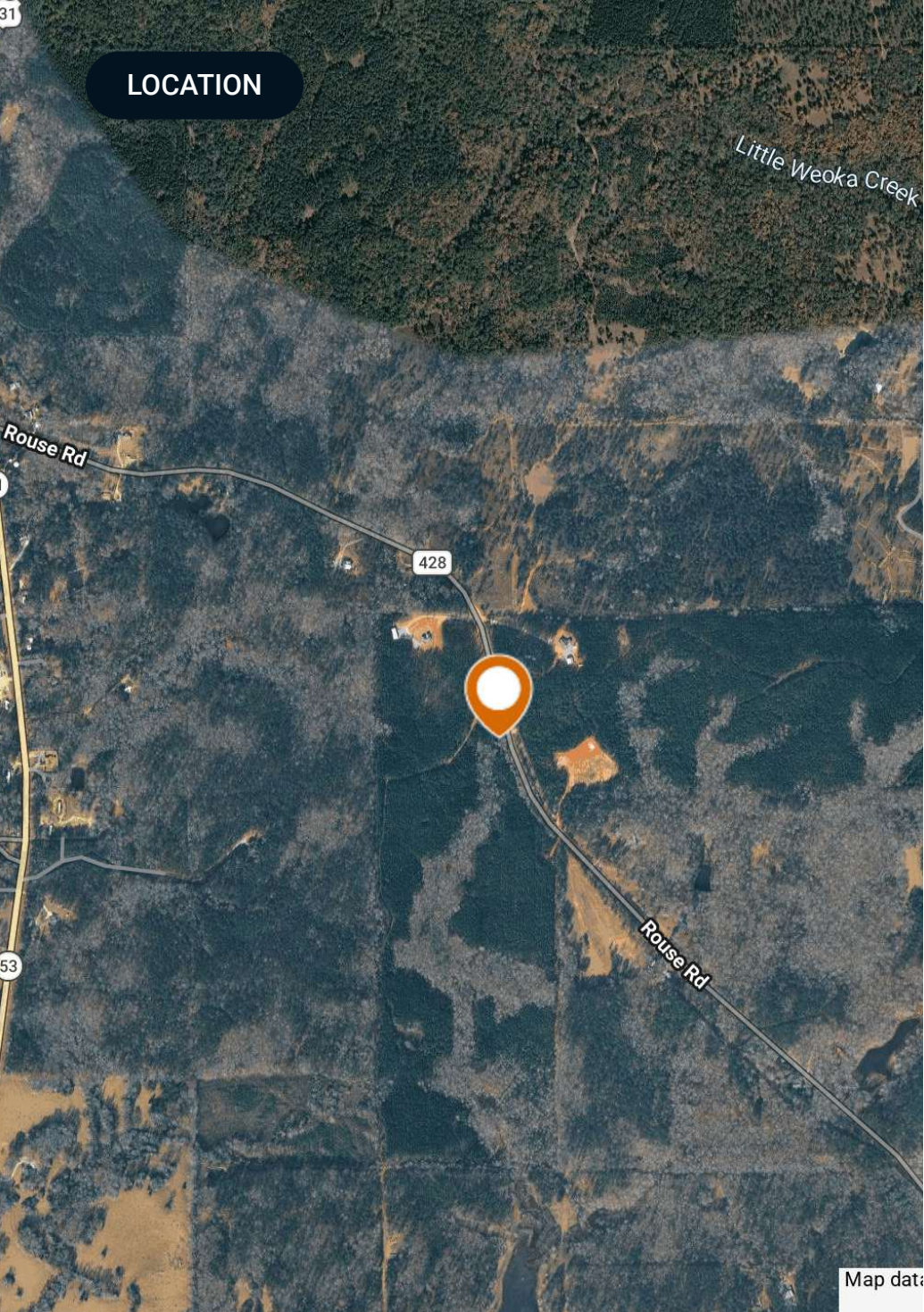
**Potential Recreational / Alt Uses:**

Perfect setup for a homestead with a high degree of recreational potential

**Land Cover:**

Loblolly pines

**LOCATION**



# Location & Driving Directions

- Parcel:** 0406130000011004  
0406130000014000
- GPS:** 32.7190188, -86.2253558
- Driving Directions:** Contact Eric Leisy for directions
- Showing Instructions:** Contact Eric Leisy for showing instructions.

LOCATION MAP



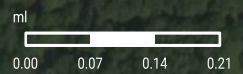
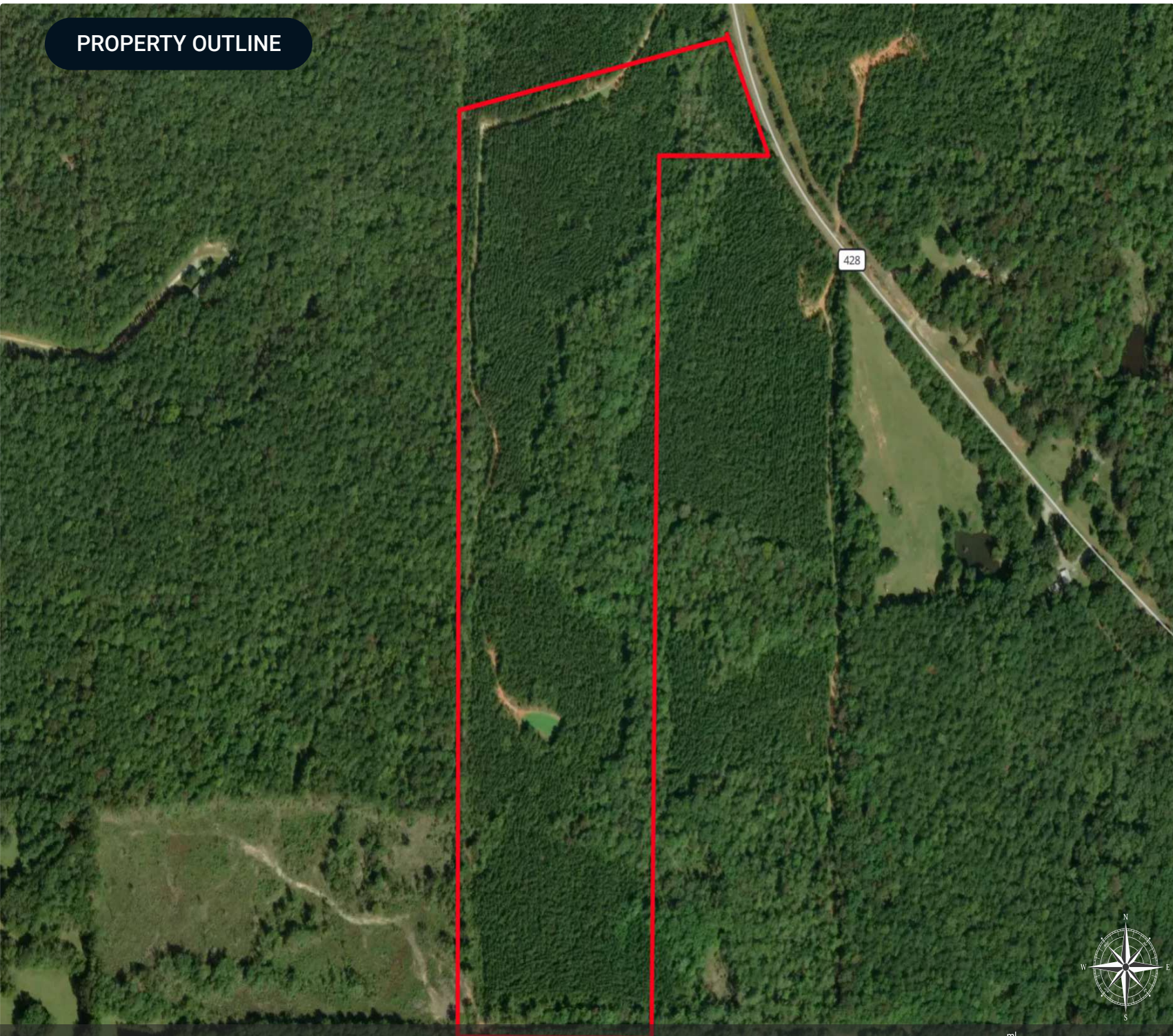
Google

Map data ©2026 Google Imagery ©2026 NASA

# PROPERTY OUTLINE

## Weoka Farm

- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Highways

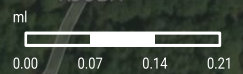
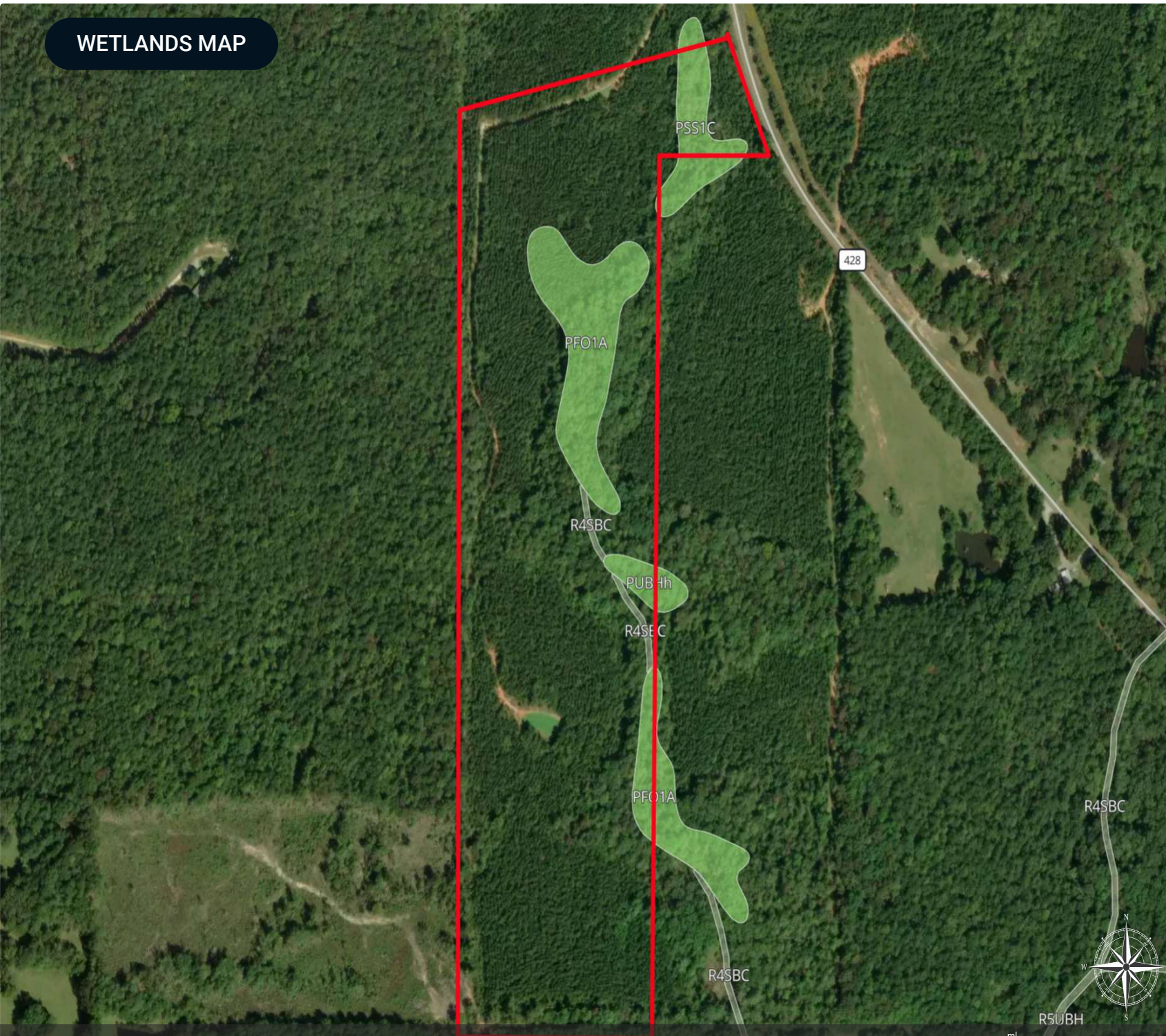


# WETLANDS MAP

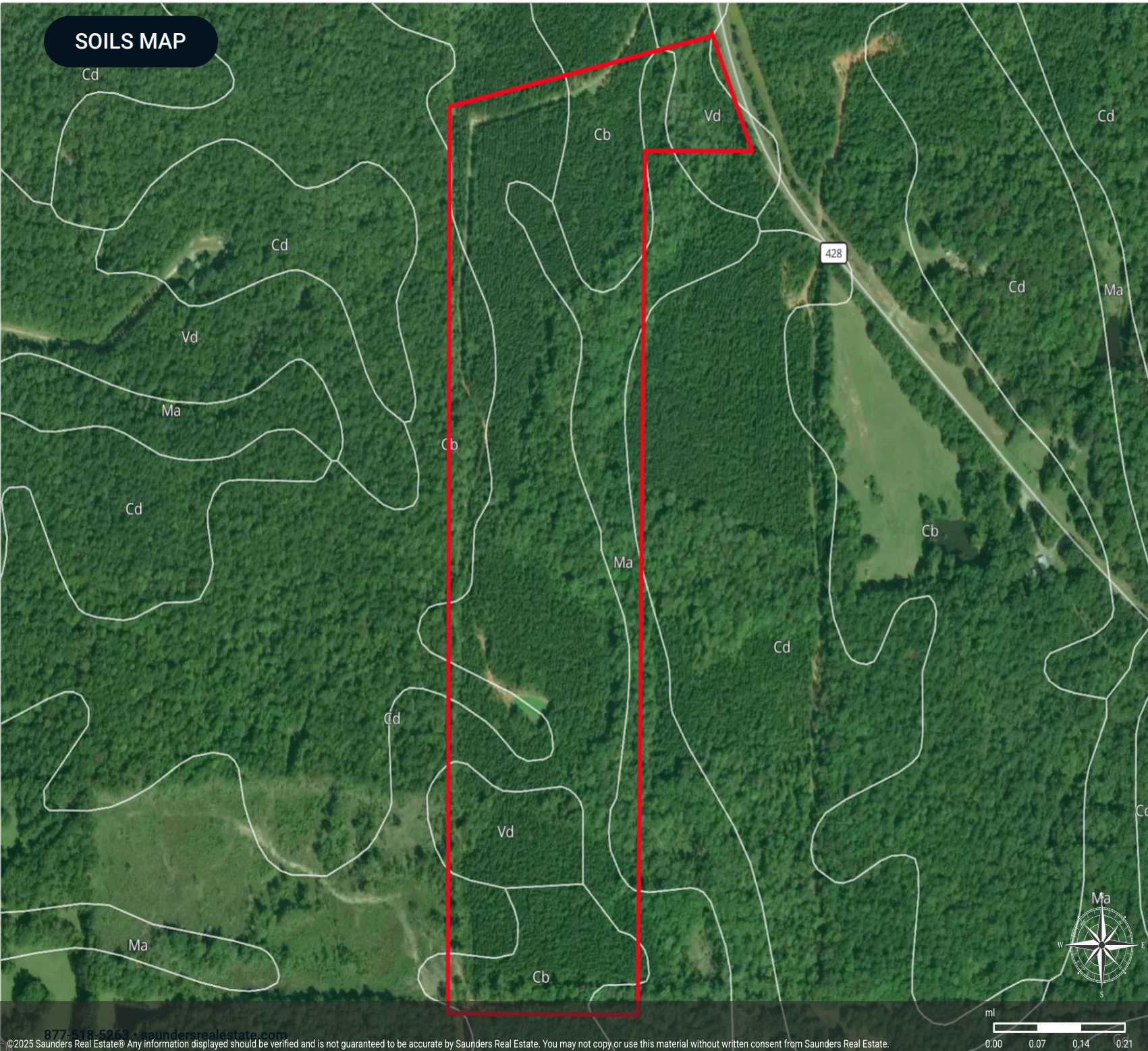
## Wetlands NWI

- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Highways
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
PF01A	Freshwater Forested/Shrub Wetland	4.48
PSS1C	Freshwater Forested/Shrub Wetland	0.99
PUBHh	Freshwater Pond	0.38
R4SBC	Riverine	0.25
<b>TOTAL UPLAND</b>		<b>43.25</b>
<b>TOTAL WETLAND</b>		<b>6.11</b>
<b>TOTAL</b>		<b>49.36</b>



**SOILS MAP**



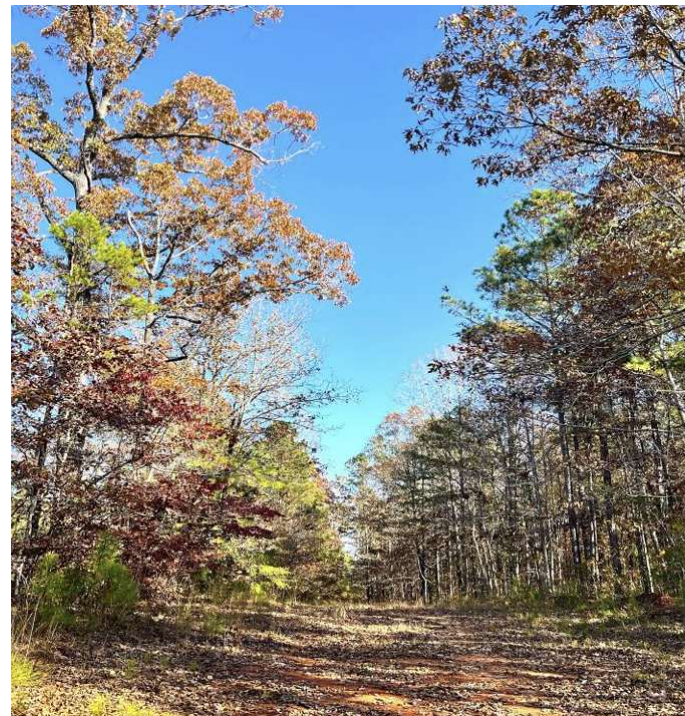
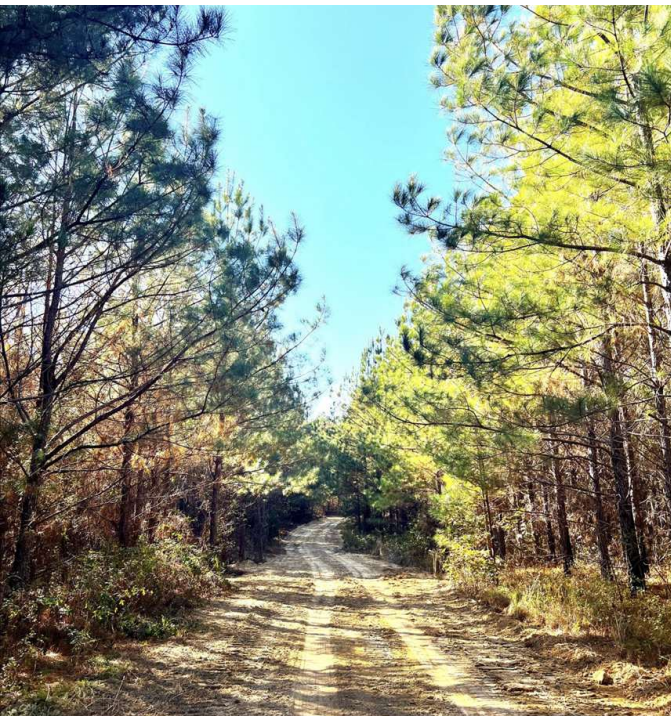
**Soils**

- ▭ Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Highways
- ▭ Soils

MUID	COMPONENT NAME	ACRES
Cd	Cataula	23.53
Cb	Cataula	13.42
Ma	Chewacla	7.20
Vd	Vance	5.20
<b>TOTAL</b>		<b>49.36</b>



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Eric Leisy, ALC, GRI

Senior Advisor

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Direct: **877-518-5263 x394** | Cell: **334-657-6707**

## Professional Background

Eric Leisy, ALC, GRI is a Senior Advisor at Saunders Real Estate, helping clients navigate the complex process of buying and selling land. With Eric, clients receive trusted guidance, market expertise, and proven results throughout every stage of a land transaction.

With more than 30 years of experience, including land brokerage, commercial lending, appraisal, development, and investment analysis, Eric brings a comprehensive perspective to each property. He brings a strong understanding of the factors that influence land value and potential, such as timber characteristics, soil types, wildlife habitat, agricultural use, access, and overall feasibility, helping clients better understand their options and make confident decisions. Eric's experience developing lifestyle centers, power centers, and retail sites like Walgreens also provides insight into commercial and residential development potential.

Eric is a graduate of the University of Alabama with a degree in Corporate Finance and Investments, giving him a strong foundation in financial analysis and investment evaluation. He has earned recognition as a seven-time national APEX Award recipient through the REALTORS® Land Institute (RLI) and holds the Accredited Land Consultant (ALC) and Graduate, REALTOR® Institute (GRI) designations. These honors reflect his ability to close complex transactions and deliver measurable results. In 2025, he was named Land Realtor of the Year for the RLI Alabama Chapter.

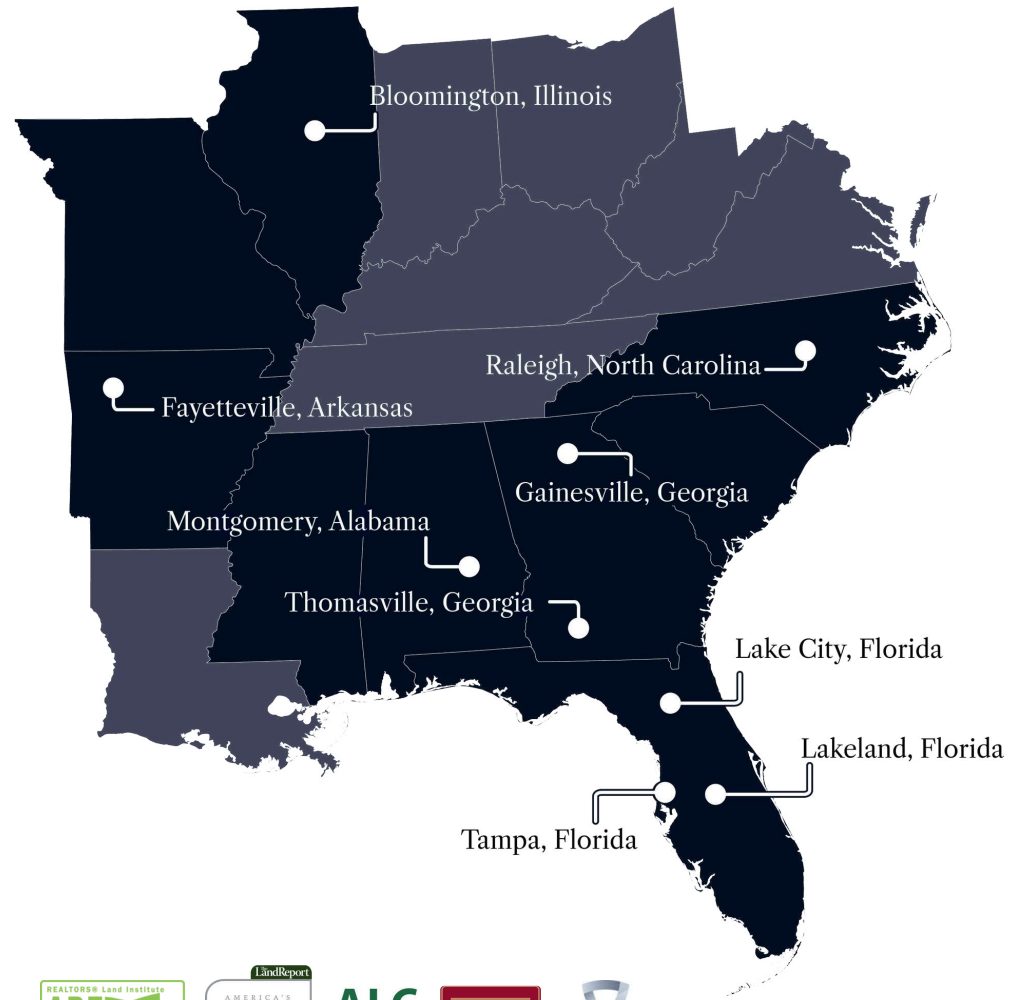
He has served in national and state leadership roles with the REALTORS® Land Institute and remains active with the Alabama Forestry Association, Alabama Wildlife Federation, and National Association of REALTORS®. These networks provide access to potential buyers, off-market opportunities, and market insights that help his clients.

Eric works with families of legacy farms and estates, heirs managing inherited property, farmers and timber investors, developers and planners, conservation-focused landowners, and recreational property buyers and sellers. Through acquisition or disposition, he combines financial insight, transaction expertise, and practical experience to guide clients through each decision, helping them achieve their goals.

Eric has been married to Melissa for 40 years. His hobbies, which include vegetable gardening, fly fishing, and turkey hunting, keep him outdoors and closely connected to the land. Playing rugby at the University of Alabama, and later coaching youth sports, taught him teamwork, discipline, and strategy: skills he applies to complex negotiations and multi-party transactions to reach successful outcomes.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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