

Castaway Cove

Cagles Cove Road, Eclectic, Alabama 36024

Eric Leisy, ALC, GRI
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PROPERTY OVERVIEW



Sale Price

\$1,250,000

Offering Summary

Acreage:	8.5 ± acres
Price / Acre:	\$147,059
State:	Alabama
City:	Eclectic
County:	Elmore
Property Type:	Hunting and Recreational Land, Waterfront, Development Land

Property Overview

A rare opportunity on Lake Martin — Castaway Cove features 8.5 acres of waterfront with 328 feet along the lake and huge mature trees on gently rolling terrain that levels perfectly at the water. Most available lots on Lake Martin are much smaller yet priced similarly, making this property an exceptional value for those seeking room to stretch out, enjoy privacy, and experience true seclusion.

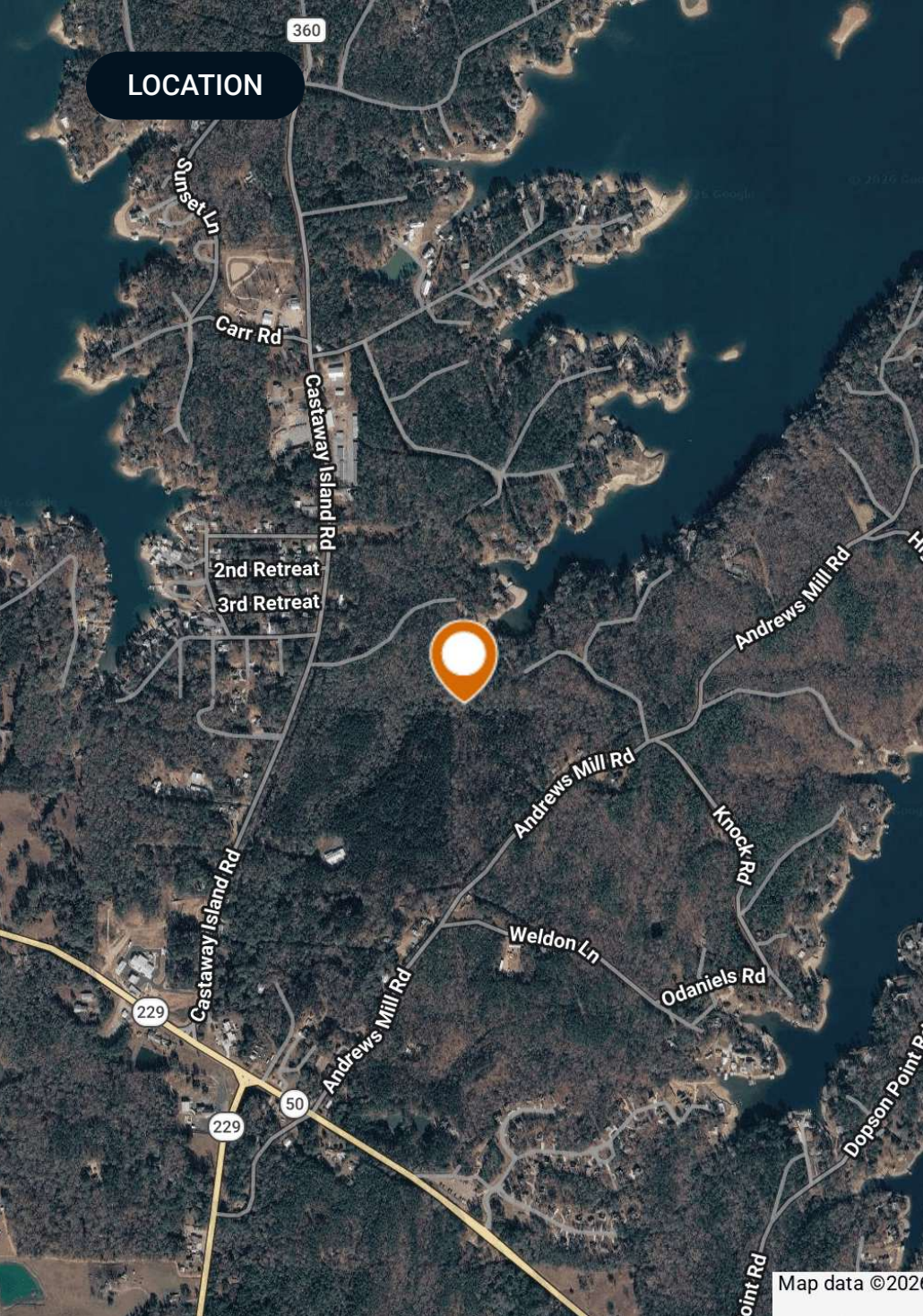
Tucked back in a quiet, protected cove with very little boat traffic, the setting offers privacy akin to a cul-de-sac. You can enjoy the land, water, and natural surroundings without feeling crowded by neighbors. Privacy, space, and value focused. Now offered at a new, significantly reduced price, Castaway Cove provides an even greater opportunity to secure one of the largest tracts available in this highly desirable area. It's the perfect combination of space, seclusion, and convenience — just minutes from restaurants, marinas, and Chimney Rock, yet once you're on the property, you feel worlds away.

SPECIFICATIONS & FEATURES



Specifications & Features

Lake Frontage / Water Features:	328 feet of lake frontage
Nearest Point of Interest:	Lake Martin Chimney Rock Montgomery, AL
Current Use:	Undeveloped
Potential Recreational / Alt Uses:	Recreation: Fishing, Hiking Trails, Watersports, Whitetail Deer



Location & Driving Directions

Parcel: 07-07-26-0-001-007.001 Part of 07-08-27-0-001-001.000

GPS: 32.692758, -85.937251

Driving Directions:

- From Montgomery, AL, take I-85 N AL-229 N in Macon County

- Take exit 26 from I-85 N
- Follow AL-229 N to War Eagle Rd in Elmore County

Showing Instructions: Contact Eric Leisy for showings.

AERIAL MAP



PROPERTY OUTLINE

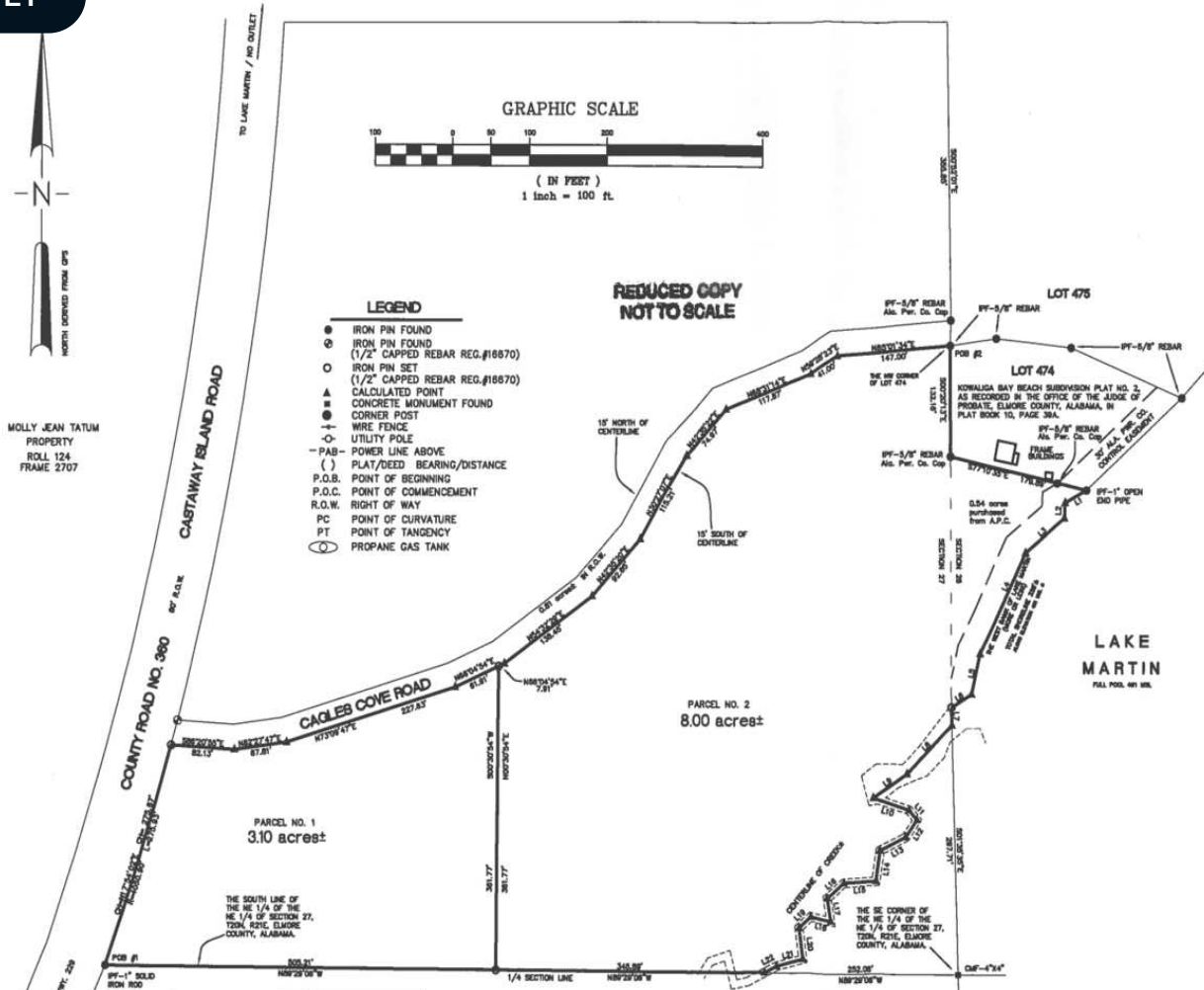


Castaway Cove : Wetlands NWI

- Polygon
- Castaway Cove : Wetlands NWI: Riverine



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- LEGEND**
- IRON PIN FOUND
 - IRON PIN FOUND (1/2" CAPPED REBAR REG.#16670)
 - IRON PIN SET (1/2" CAPPED REBAR REG.#16670)
 - CALCULATED POINT
 - ▲ CONCRETE MONUMENT FOUND
 - CORNER POST
 - WIRE FENCE
 - UTILITY POLE
 - PAB- POWER LINE ABOVE
 - () PLAT/DEED BEARING/DISTANCE
 - P.O.B. POINT OF BEGINNING
 - P.C. POINT OF COMMENCEMENT
 - P.O.C. POINT OF COMMENCEMENT
 - R.O.W. RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PROPANE GAS TANK

LINE	LENGTH	BEARING
L1	31.38	S61°38'55"W
L2	18.35	S02°58'04"W
L3	65.06	S50°13'11"W
L4	92.40	S25°07'32"W
L5	49.41	S12°44'11"W
L6	38.41	S33°03'42"W
L7	21.36	S01°35'33"W
L8	82.83	S45°36'16"W
L9	50.55	S35°20'28"W
L10	46.59	S72°12'09"E
L11	15.72	S42°06'54"E
L12	25.41	S35°42'33"W
L13	35.47	S62°14'07"W
L14	36.80	S07°58'34"W
L15	42.26	N87°08'02"E
L16	28.51	S51°25'14"W
L17	27.99	S08°51'03"E
L18	26.95	N79°14'43"W
L19	20.24	S48°13'34"W
L20	37.51	S07°21'24"E
L21	34.66	S76°09'28"W
L22	17.69	S63°11'51"W

STATE OF ALABAMA)
ELMORE COUNTY)

I, Ronald Burke, a licensed land surveyor in the State of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

According to my survey this the 30th day of August, 2023.

R. Burke
Ronald Burke - Alabama License No. 16670



DESCRIPTIONS:

Parcel No. 1:

Begin at an iron pin at the intersection of the south line of the NE 1/4 of the NE 1/4 of Section 27, T20N, R21E, Elmore County, Alabama, and the east right of way of County Road No. 300, Castaway Island Road, 80' R.O.W.; thence northeasterly along said right of way and curve to the left having a radius of 4050.90 feet, 275.93 feet, chord being North 17 degrees 54 minutes 02 seconds East, 275.87 feet to an iron pin on the south margin of Cagles Cove Road, being 15' south of centerline; thence northeasterly along said margin of road the following four (4) calls: 1) South 86 degrees 20 minutes 55 seconds East, 82.13 feet; 2) North 82 degrees 27 minutes 47 seconds East, 67.81 feet; 3) North 73 degrees 09 minutes 47 seconds East, 227.63 feet; 4) North 66 degrees 04 minutes 54 seconds East, 61.91 feet; thence leaving said road, South 00 degrees 30 minutes 54 seconds West, 361.77 feet to an iron pin on the south line of the NE 1/4 of the NE 1/4 of Section 27; thence North 89 degrees 29 minutes 06 seconds West, along 1/4 section line, 505.21 feet to the point of beginning.

The above-described property lies in the NE 1/4 of the NE 1/4 of Section 27, T20N, R21E, Elmore County, Alabama, and contains 3.10 acres, more or less.

Parcel No. 2:

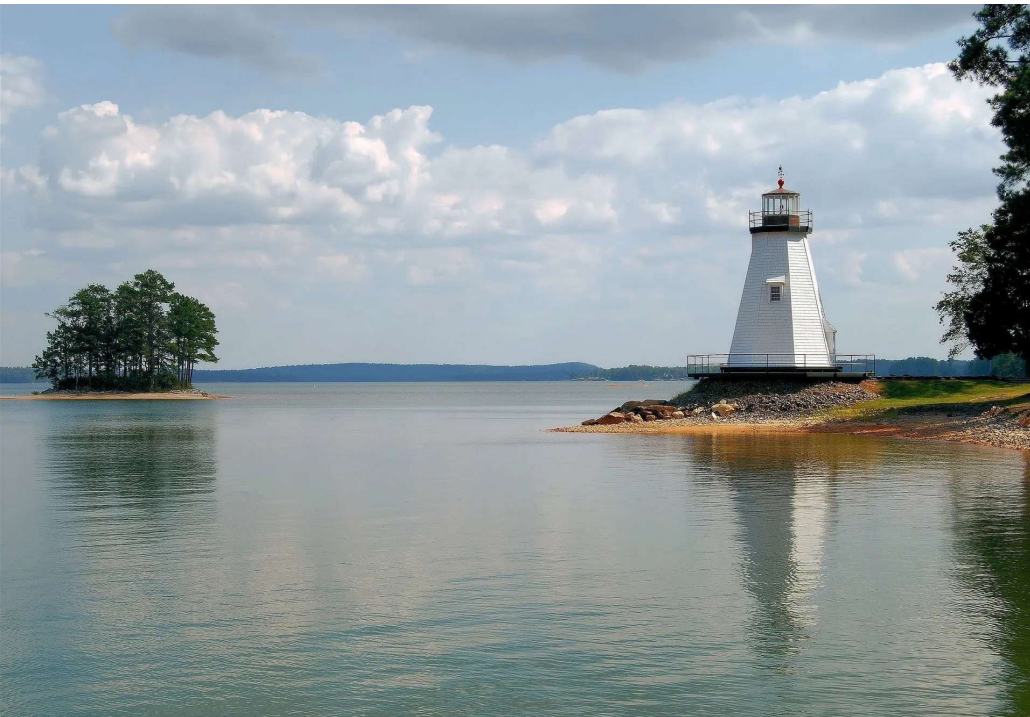
Begin at an iron pin at the NW corner of Lot 474, Kowaliga Bay Beach Subdivision, Plat No. 2, as recorded in the office of the Judge of Probate, Elmore County, Alabama, in Plat Book 10, Page 39A; thence South 00 degrees 20 minutes 13 seconds East, along the west line of said Lot 474, 132.16 feet to an iron pin at the SW corner of said Lot 474; thence South 77 degrees 10 minutes 35 seconds East, along the south line of said Lot 474, 179.89 feet to an iron pin on the west bank of Lake Martin; thence southwesterly, along the west bank of said lake (more or less), the following six (6) calls: 1) South 61 degrees 38 minutes 55 seconds West, 31.38 feet; 2) South 02 degrees 58 minutes 04 seconds West, 18.35 feet; 3) South 50 degrees 13 minutes 11 seconds West, 65.06 feet; 4) South 25 degrees 07 minutes 32 seconds West, 92.40 feet; 5) South 12 degrees 44 minutes 11 seconds West, 49.41 feet; 6) South 59 degrees 05 minutes 42 seconds West, 38.41 feet to an iron pin on the east line of Section 27; thence leaving the west bank of said lake, South 01 degrees 35 minutes 35 seconds East, along said section line, 21.36 feet to a point in centerline of creek; thence southwesterly, along centerline of creek, more or less, the following fifteen (15) calls: 1) South 45 degrees 36 minutes 16 seconds West, 82.83 feet; 2) South 55 degrees 20 minutes 28 seconds West, 50.55 feet; 3) South 72 degrees 12 minutes 09 seconds East, 46.59 feet; 4) South 42 degrees 06 minutes 54 seconds East, 15.72 feet; 5) South 35 degrees 42 minutes 33 seconds West, 25.41 feet; 6) South 02 degrees 54 minutes 07 seconds West, 35.47 feet; 7) South 07 degrees 58 minutes 34 seconds West, 36.80 feet; 8) South 87 degrees 08 minutes 02 seconds West, 42.26 feet; 9) South 51 degrees 25 minutes 14 seconds West, 28.51 feet; 10) South 08 degrees 51 minutes 03 seconds East, 27.99 feet; 11) North 79 degrees 14 minutes 43 seconds West, 26.95 feet; 12) South 48 degrees 13 minutes 34 seconds West, 20.24 feet; 13) South 07 degrees 21 minutes 24 seconds East, 37.51 feet; 14) South 76 degrees 05 minutes 28 seconds West, 34.66 feet; 15) South 63 degrees 11 minutes 51 seconds West, 17.69 feet to a point on the south line of the NE 1/4 of the NE 1/4 of Section 27; thence leaving said creek, North 89 degrees 29 minutes 06 seconds West, along 1/4 section line, 345.89 feet to an iron pin; thence North 00 degrees 30 minutes 54 seconds East, 361.77 feet to an iron pin on the south margin of Cagles Cove Road, being 15' south of centerline; thence northeasterly, along said margin of road, the following eight (8) calls: 1) North 66 degrees 04 minutes 54 seconds East, 7.91 feet; 2) North 54 degrees 32 minutes 29 seconds East, 138.45 feet; 3) North 42 degrees 35 minutes 20 seconds East, 92.65 feet; 4) North 30 degrees 27 minutes 07 seconds East, 115.21 feet; 5) North 42 degrees 35 minutes 22 seconds East, 74.97 feet; 6) North 68 degrees 31 minutes 14 seconds East, 117.87 feet; 7) North 59 degrees 28 minutes 23 seconds East, 41.00 feet; 8) North 86 degrees 01 minutes 34 seconds East, 147.80 feet to the point of beginning.

The above-described property lies in the NE 1/4 of the NE 1/4 of Section 27, and the NW 1/4 of the NW 1/4 of Section 26, all in T20N, R21E, Elmore County, Alabama, and contains 8.00 acres, more or less.

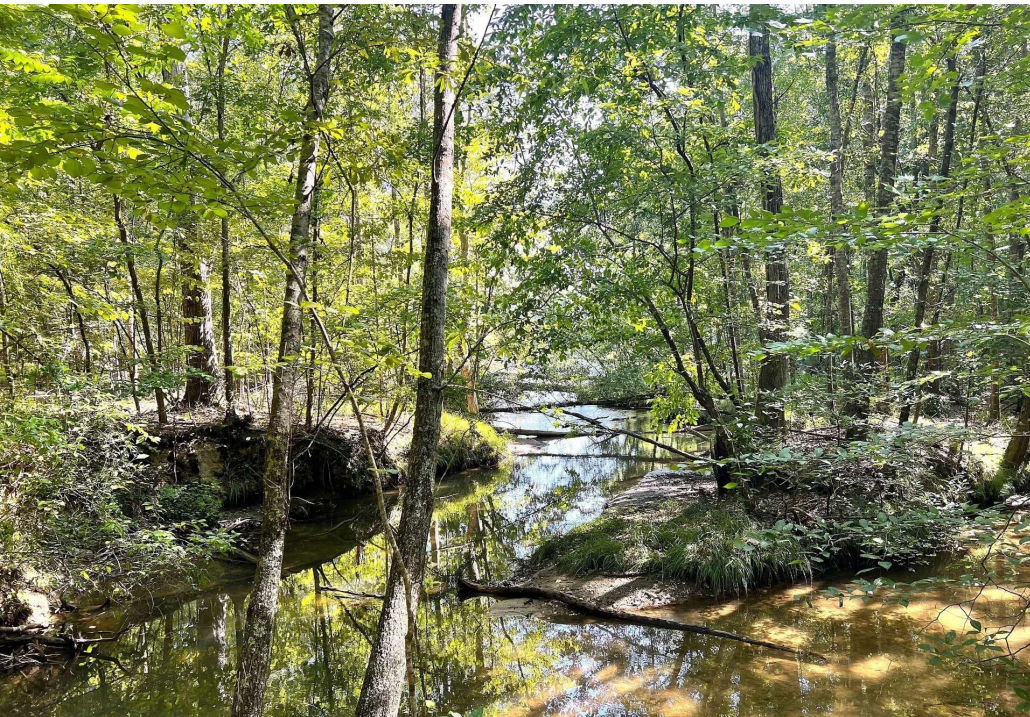
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DATE: 08/30/23	CHECKED BY: R.B.	JOB NO. 23-189
	CREW CHIEF: B.B.	

ADDITIONAL PHOTOS



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.

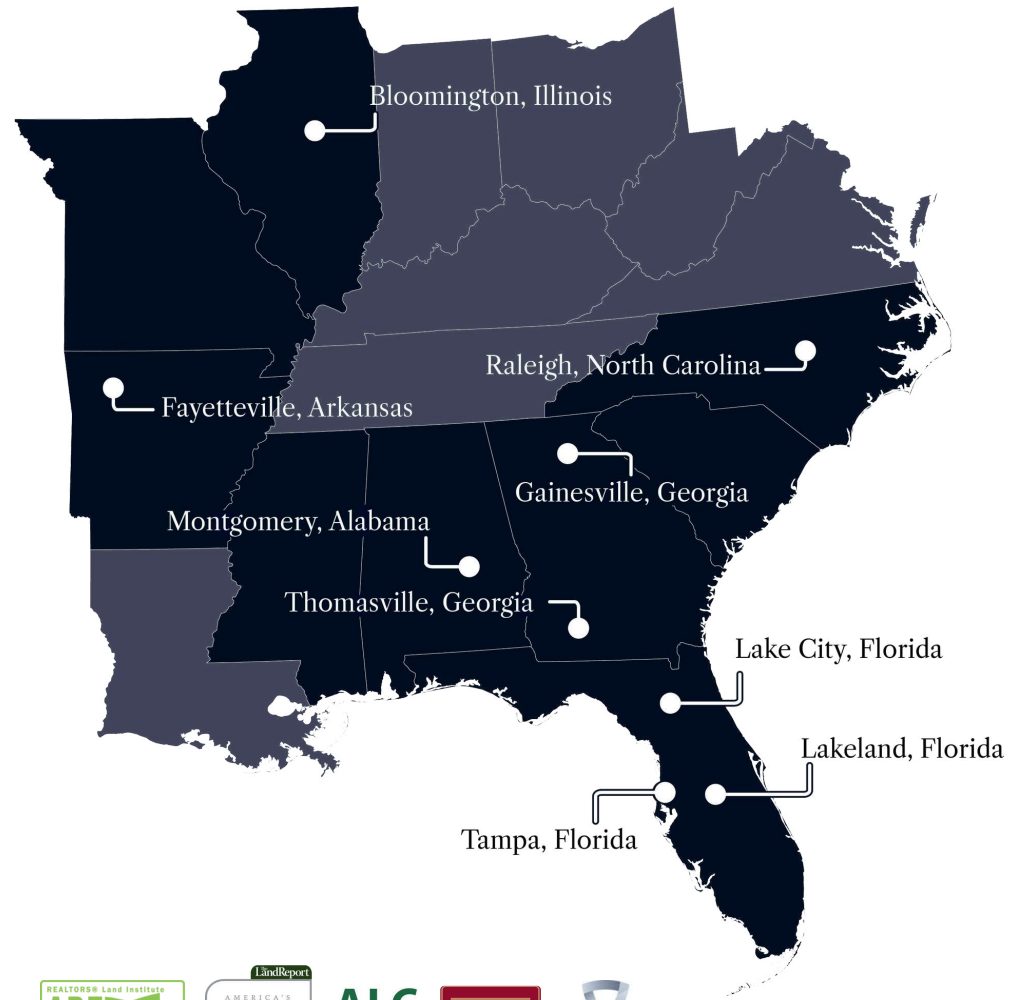
He has served in national and state leadership roles with the REALTORS® Land Institute and remains active with the Alabama Forestry Association, Alabama Wildlife Federation, and National Association of REALTORS®. These networks provide access to potential buyers, off-market opportunities, and market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