

# 225+/- acres in Autauga County, Alabama

**225 acres +/- of land for sale near the Pine Level / Deatsville community of Autauga County, Alabama.** This property offers approximately 43 acres of open land that has been leased to a local farmer for row cropping in the past, but has potential for residential development in the future. There are several new residential developments in the immediate area. The northern portion of the land is heavily wooded, and has been leased for hunting in the past. The timber on the property consists of approximately 100 acres of loblolly pines that were planted in ~1998, and has been thinned once. There are approximately 30 acres of longleaf pines that were planted in ~2006. The balance of the timberland is mixed hardwoods and pines. The land offers some great habitat for deer and turkey hunting. A large Alabama Power 230KV powerline easement runs through the land. The eastern edge of the property is the Elmore County line. The property is zoned for Autauga County schools. Several streams and creeks flow through the tract.

**Legal:** The property consists of 4 tax parcels, and is located in Township 19N, Range 16E, Sections 25 and 36. The Autauga County Tax Parcel ID#'s are ID# 09-07-25-0-000-001.000, 09-07-26-0-000-001.000, 09-07-25-0-000-003.000, and 09-07-36-0-000-001.001. Property taxes for 2022 were approximately \$282.50.

**Location-** The property is located on Autauga County Road 40 in Pine Level and Deatsville, in Autauga County, Alabama. This land is easily accessible to nearby cities. Prattville is located 11 miles to the southwest, Wetumpka is 15 miles to the east, Montgomery is 21 miles south, and Clanton is 30 miles north. Showings of this property are by appointment only please, so contact Scott Mills or Jonathan Goode to arrange your showing today.

**Ag/Pasture Land • \$995,000**

**View online at <http://selg.biz/4315>**



**JONATHAN GOODE**

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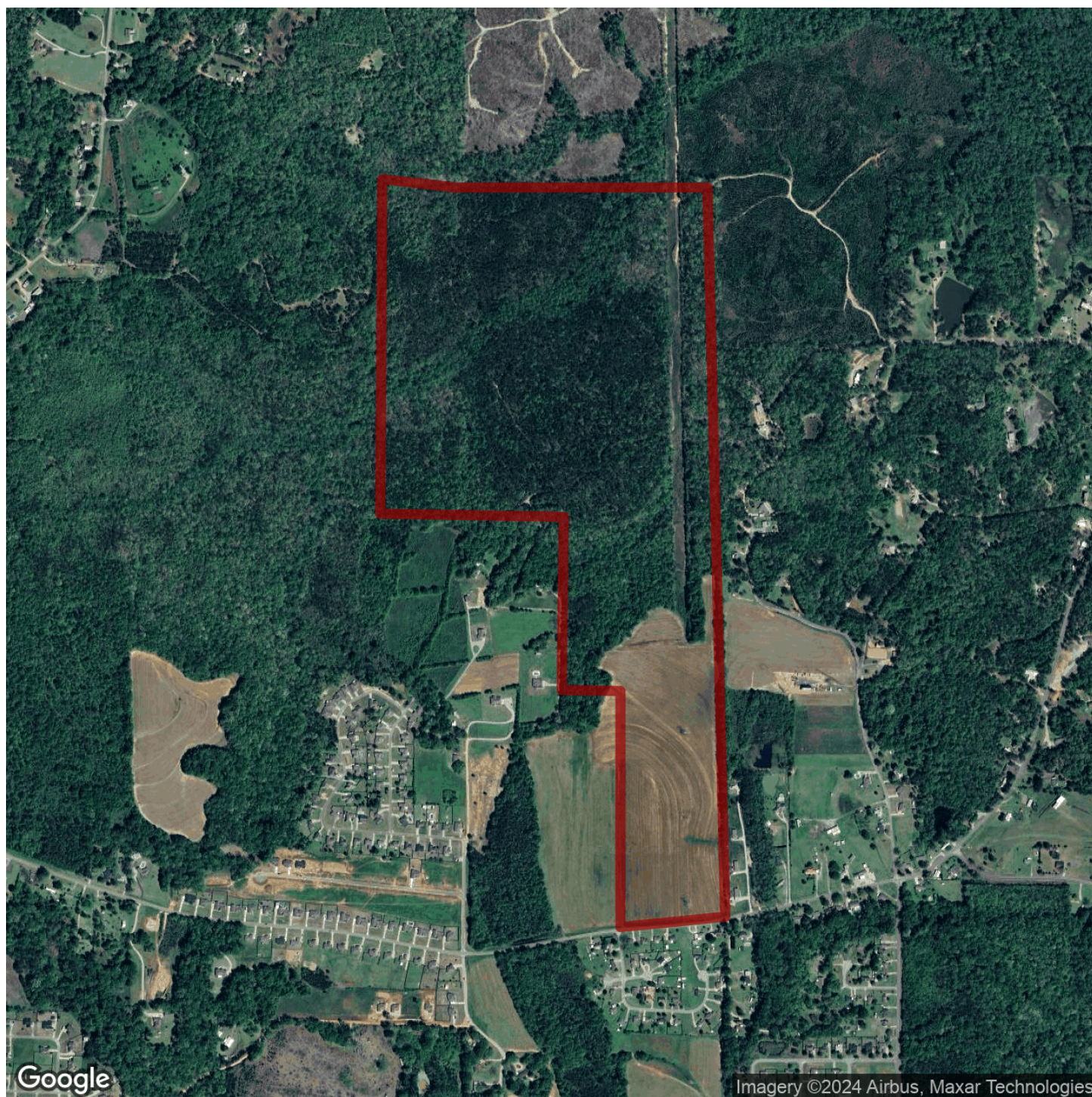


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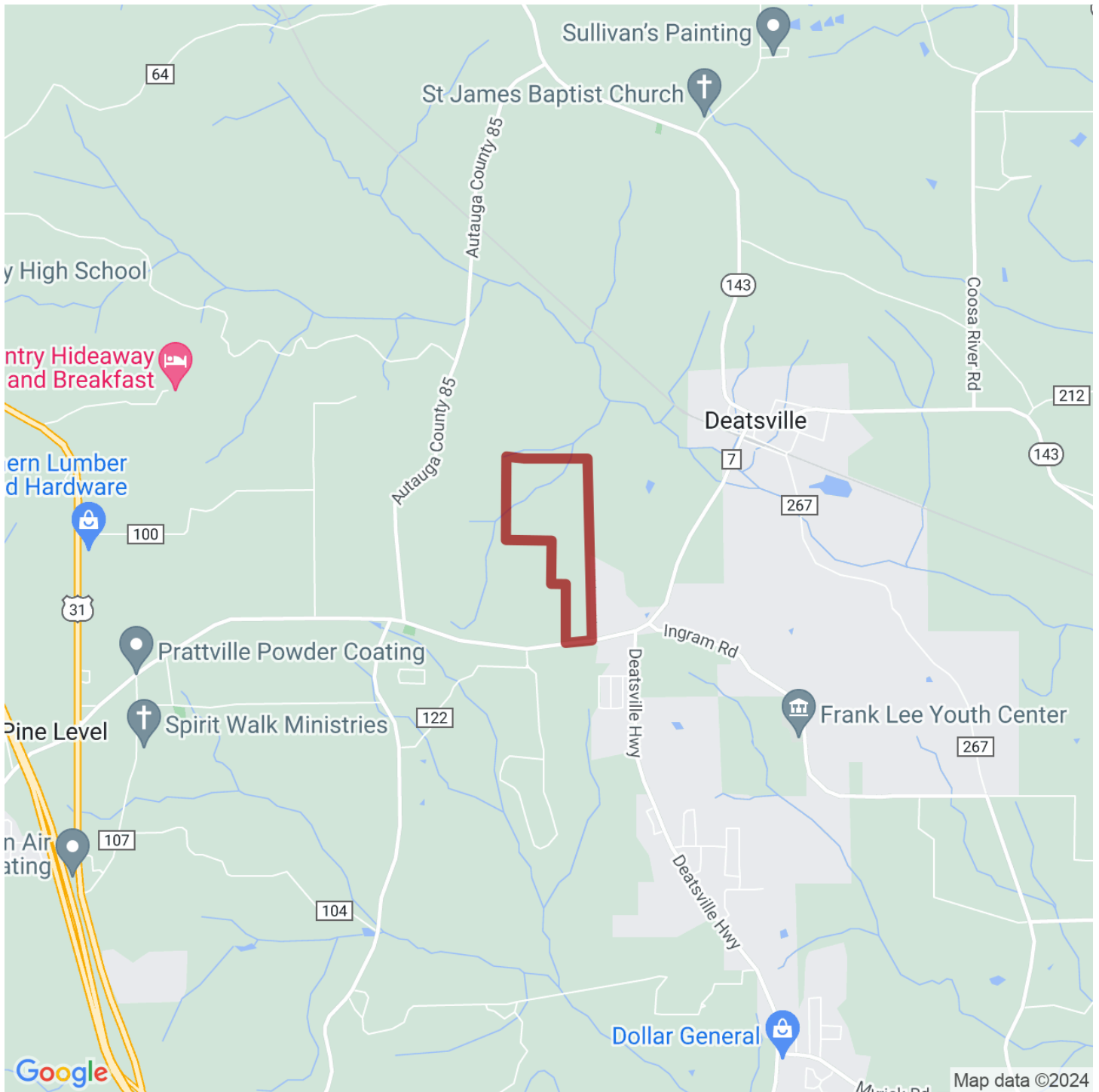


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