

99+/- acres in Cleburne County, Alabama

PRICE REDUCTION!!!

Have you been dreaming of owning property on the Tallapoosa River, but couldn't find the perfect property? Look no further!

First time on the market in over 40 years, this great property boasts 1 mile +/- of Tallapoosa River frontage, which wraps around the property and includes a beautiful bend in the river! A woods road leads you through the forest to the bend in the river, which would be a great place to launch your kayaks to enjoy the Tallapoosa River Canoe Trail.

This 99 +/- acre property is located in Cleburne County near Heflin, Alabama and is only 2.6 +/- miles from the I-20 Abernathy Exit at County Road 49. This amazing property has County water and paved road frontage on County Road 66. There is a "fixer-upper" home on the property which was built in 1940, but no value has assigned to the structure, although it has been rented for many years. The home is placed in an attractive spot near the eastern side of the property, in case you would like to renovate the home or start over with your dream home. There are also several other great potential building sites on the property, including some that could overlook the river.

If you are a nature lover, you will be truly amazed by this property! There is a very diverse stand of mixed hardwoods, with areas of tall, mature pines on this mostly forested property. Along the ridges and rolling hills you will find large red and white oaks, hickories, poplars, and beech trees. Walk along the river bottom where you will find many of the same species along with Mountain laurel, Oakleaf hydrangeas and many other species of shrubs and wildflowers. This property has immense natural beauty that can be truly appreciated by the naturalist or those who simply enjoy the solitude and quiet beauty of the outdoors. If you enjoy hunting, you will love this property too, as there are many game trails as well as some large wildlife openings closer to the river. These could be planted with a wildlife seed mix to attract even more deer and turkey.

With so much river frontage, and several building sites to choose from, you could purchase this property with



JESSE THOMPSON

jesse@selandgroup.com | 1-866-751-LAND | (770) 317-5235





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one or two other friends or family members, build several homes and each have your own section of the Tallapoosa River!

This property is located 88 +/- miles from Birmingham, Alabama; 64 +/- miles from Atlanta, Georgia; 72 +/- miles from the Hartsfield-Jackson Atlanta International Airport (ATL) and 84 +/- miles from the Birmingham-Shuttlesworth International Airport. If you enjoy shopping, this property is located only 29 +/- miles from great shopping in Oxford, Alabama!

Give Jesse Thompson or Sellers Tate a call today for a private showing! An appointment is required and only those accompanied by a licensed agent are allowed to tour the property. We ask that anyone touring the property respect the privacy of the tenants who rent the home.

Make this property your own before someone beats you to it!

BUYER'S AGENT IS TO BE PRESENT FOR ALL SHOWINGS IN ORDER TO RECEIVE FULL COMMISSION, OTHERWISE THE BUYER SIDE COMMISSION SHALL BE REDUCED TO 1%.

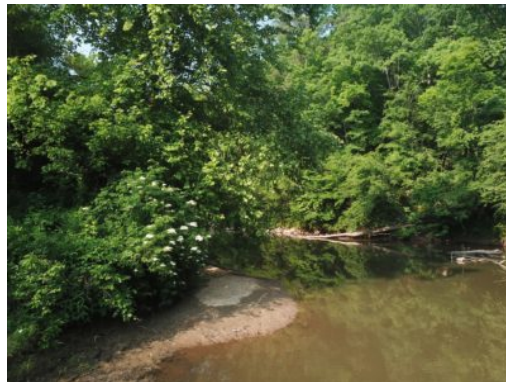
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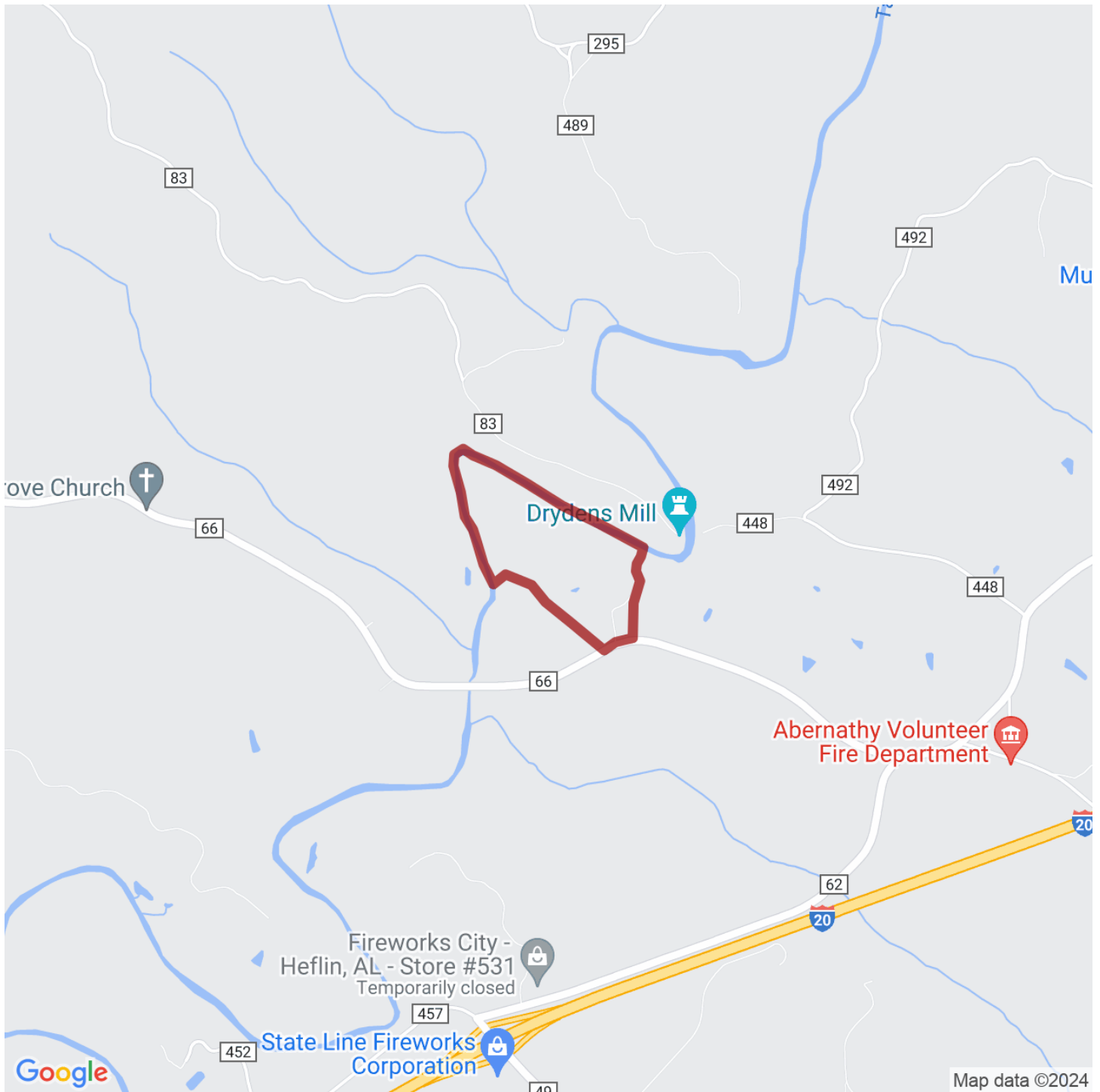




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