

152+/- acres in Tallapoosa County, Alabama

If you are looking for a timberland investment with a recreational upside between Auburn and Lake Martin, here it is! This 152 +/- acre property of planted pines that are ready for a second thinning. This area of Tallapoosa County has great access to several timber wood products facilities. It has gentle rolling topography with very nice hardwood SMZs, with flowing streams. The hardwoods consists of white oaks, red oaks, yellow poplar, among others.

This would be a nice recreational hunting tract conveniently located between the growth areas of Auburn and Lake Martin, being only 15 minutes away.

There is an internal road system that needs dressing up. There is a recorded, deeded, surveyed easement to the property, which is flagged in pink flagging leading to the property. This access is located off of Pleasant Road (look for pink flagging), just west of Churchill Road.

Reach out to Listing Agent Brian Watts to schedule your showing of this great opportunity and for showing instructions.

Timberland • \$608,000

View online at <http://selg.biz/2123>



BRIAN WATTS

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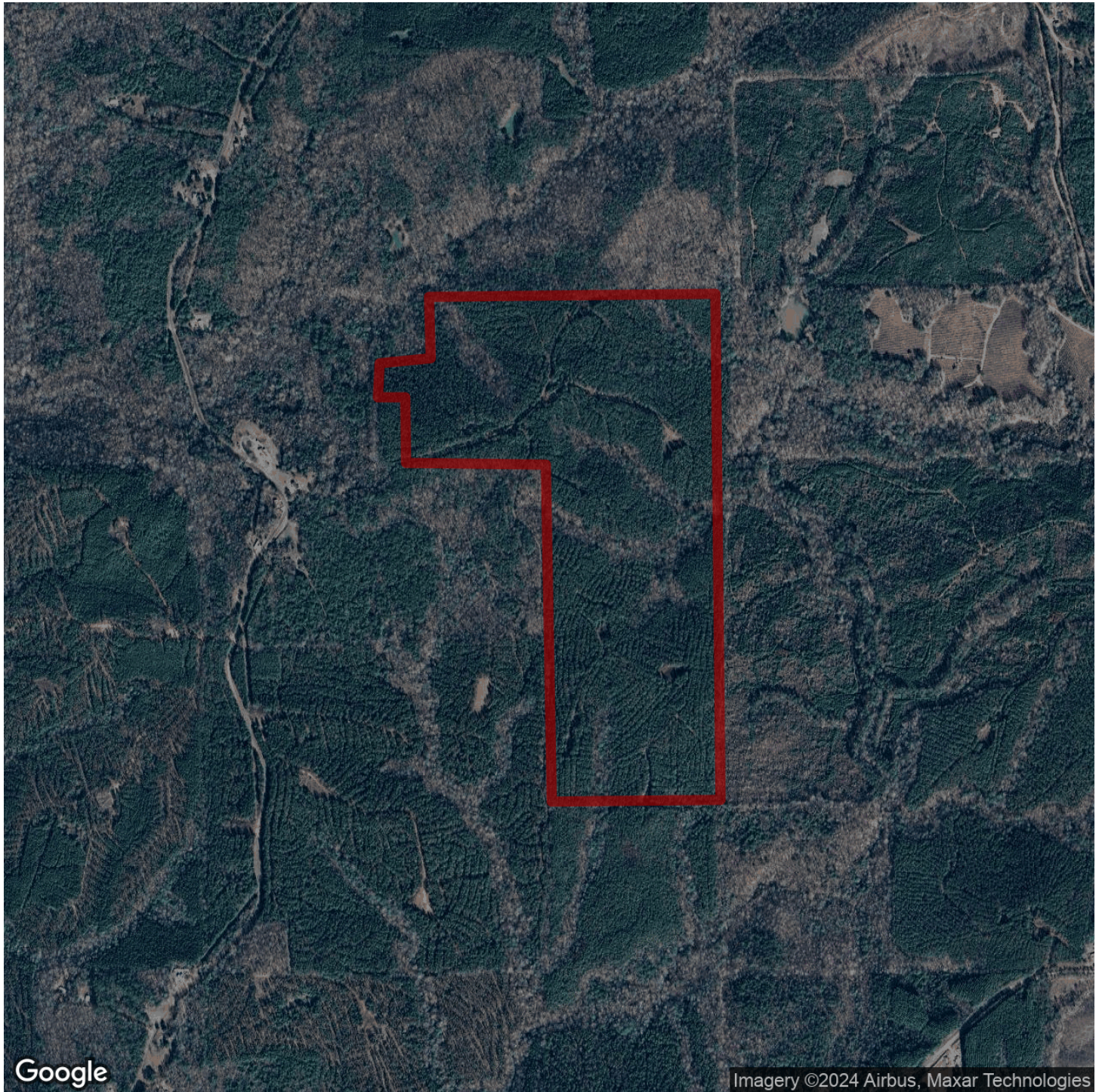




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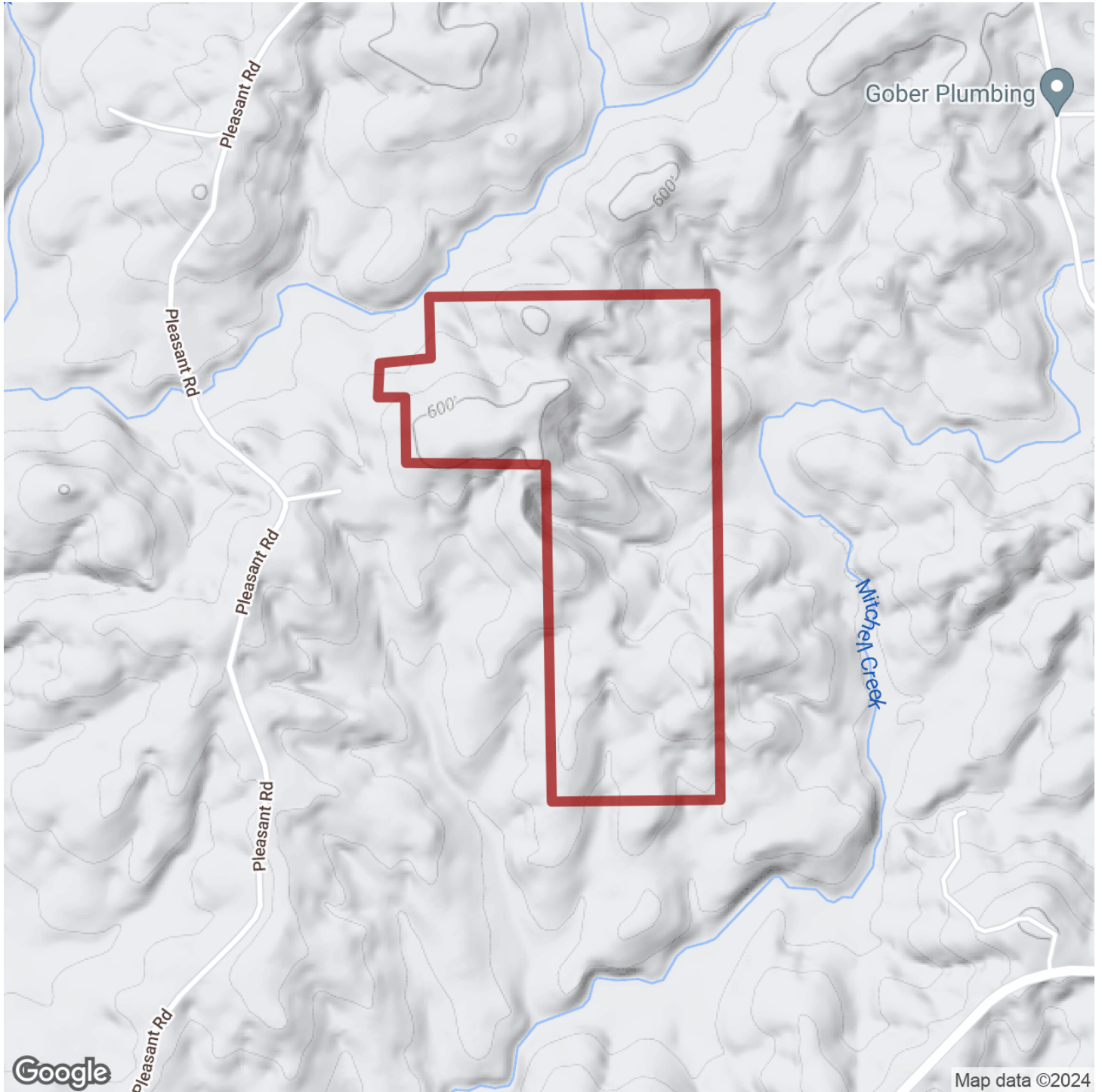
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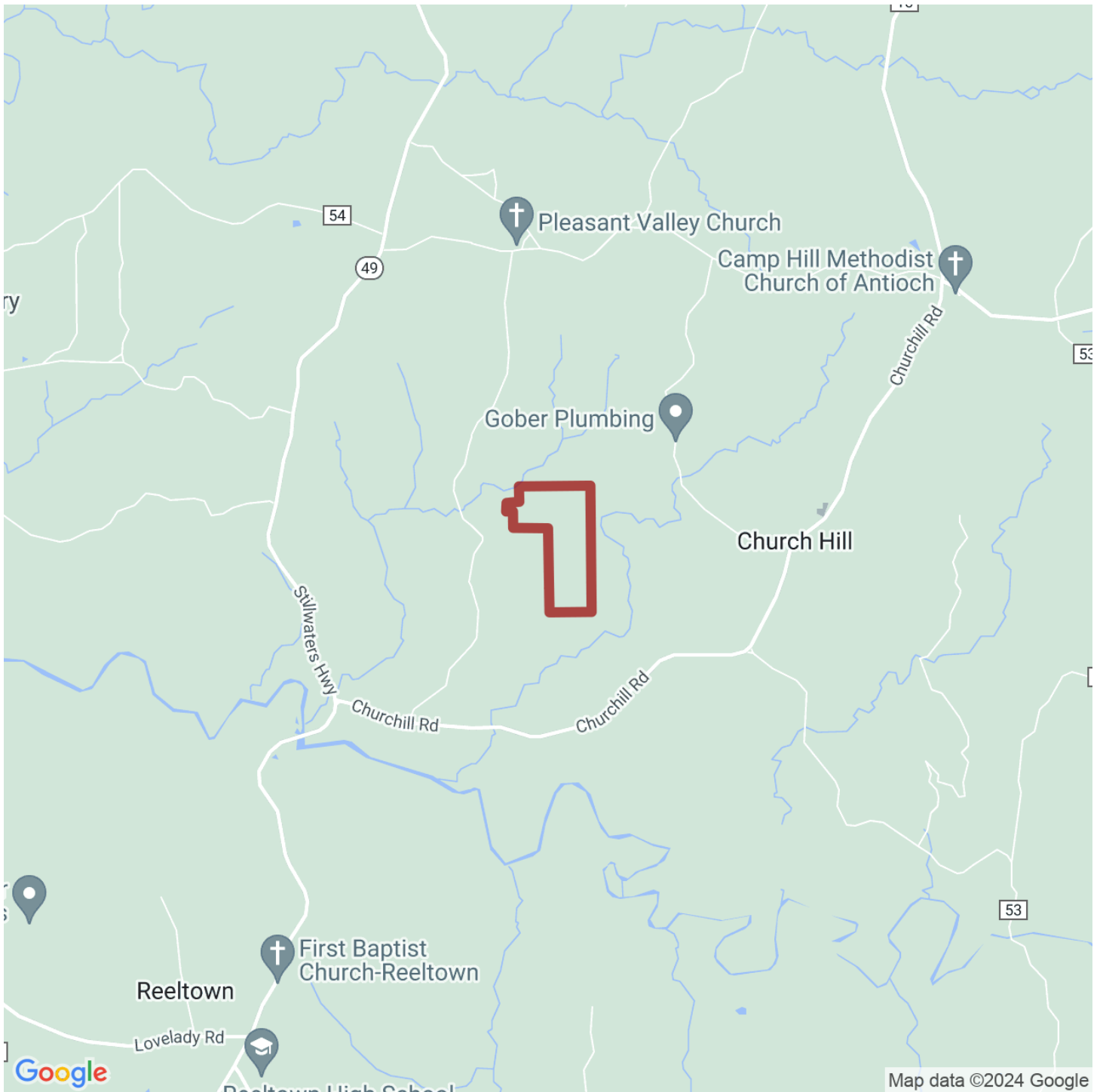




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