

61+/- acres in Lee County, Alabama

SELLER WELCOMES DIVIDING UP THIS PROPERTY!! This is a great opportunity to invest in one of the fastest growing areas of Alabama. This 61 +/- acres is located on County Road 401 and County Road 166, in the Beaugard Community of Lee County. The property features 2 homes, pine plantation, land endless possibilities.

House 1:

Ranch style house with brick exterior
Approximately 1800 sq ft
3 Bedroom
2 Bath
Brick fireplace
Wood floors
Tile in Bathrooms
Stainless Appliances
Spacious back porch excellent for gatherings and entertaining

House 2:

4 bedrooms
2 baths
Large spacious porch across the front and side of the house
Beautiful stone fireplace
Open living room, kitchen, dining room concept
Lots of privacy

Over 50+/- acres of the property consists of a healthy pine plantation, that is ready to be thinned, with a mixture of hardwoods scattered throughout the property. With a strategic timber thinning, this will maintain the health of the stand as the timber grows into larger sawtimber, help promote deer and turkey habitat, while also being a way to generate instant revenue now and in the future.



BRIAN WATTS

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Southeastern
LAND GROUP



If you are looking to live the Land Living Lifestyle, this property would make a great main residence with a guest house for family and friends. It could be a great rental property to generate a cash flow income. Also, with the amount of paved road frontage, it has tremendous development potential to build out more homes on the land.

Showings are by appointment only. Please allow 24 hours notice.

Give Brian Watts a call to schedule your tour of this great property!

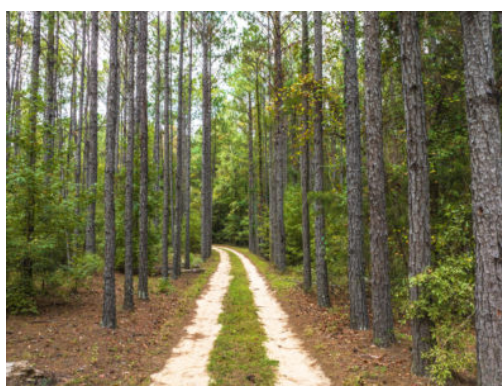
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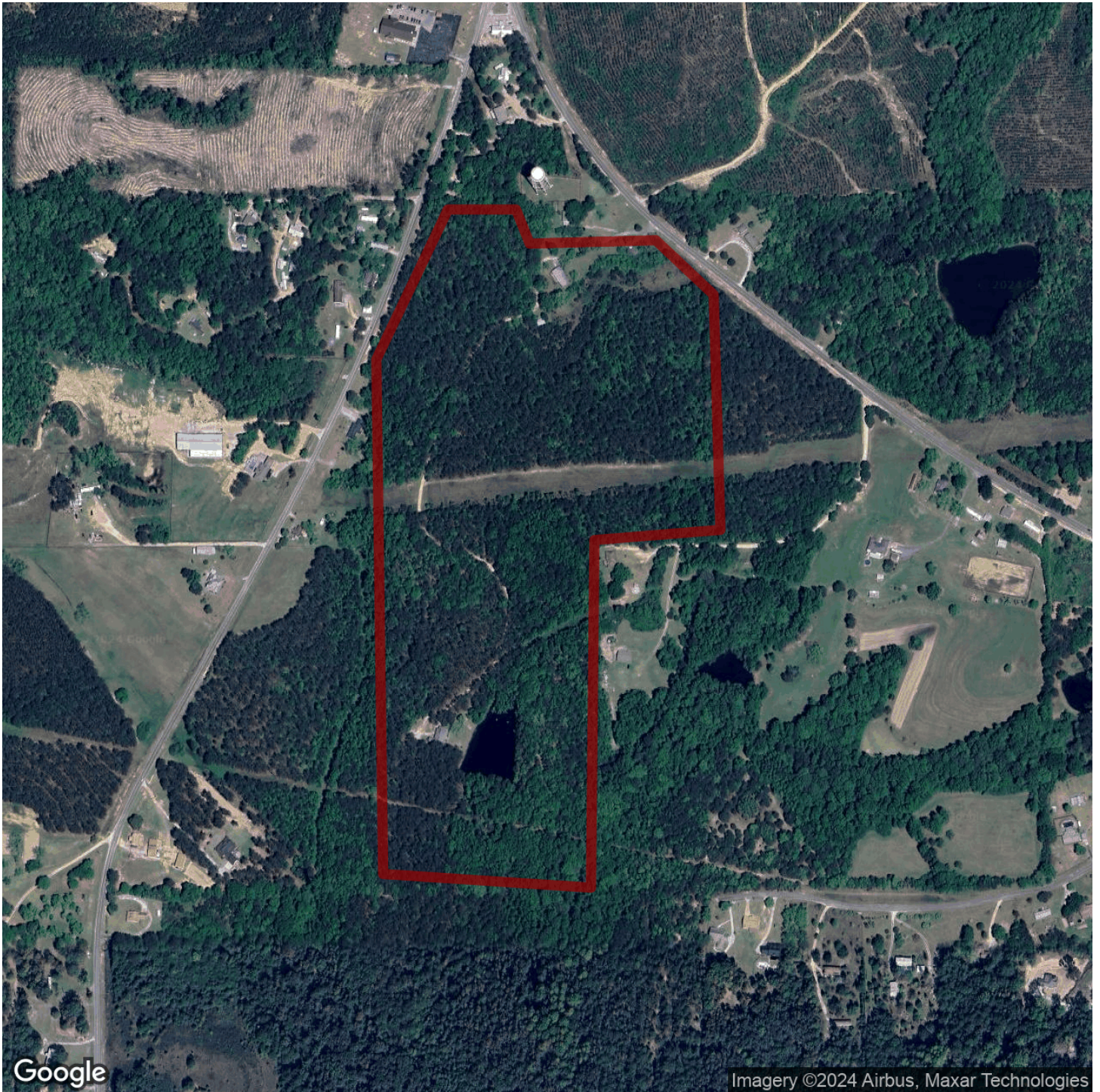




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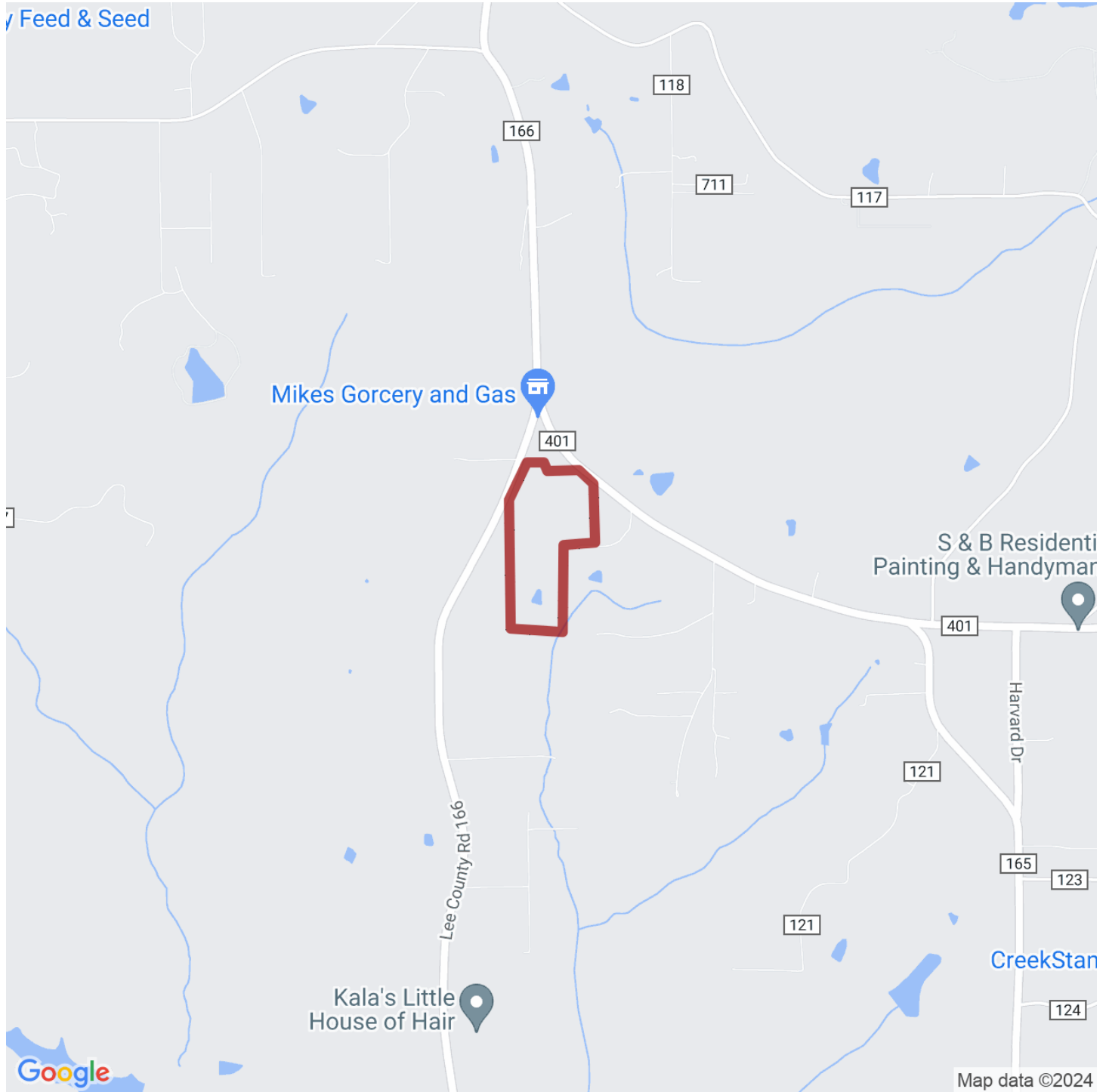


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