

# 70+/- acres in Coosa County, Alabama

If you've been searching for an affordable hunting and timber investment tract, here's your opportunity!!

This 70 +/- acres is located in Coosa County, just south of Goodwater, AL on County Rd 52. The majority of the property consists of pine plantation and there's approximately 13 acres of large hardwood SMZ's. A creek flows across the property and there are trails and food plots in place, providing great habitat for deer and turkeys. The pine plantation is ready for its first thinning, so the new owner can enjoy an immediate return on their investment. There is a conservation easement protecting the property from being developed, but there is a 3 acre building envelope and power is available at the county road.

Proximity: 15 +/- miles from Alexander City and Sylcauga, less than an hour from Auburn, and an hour and 15 minutes to Birmingham.

**Acreage with Homesite • \$0**  
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