

157+/- acres in Chambers County, Alabama

This tract is north of downtown Waverly, just minutes to Auburn University and beautiful Lake Martin. At approximately 157 Acres, this high fence property was once used as a deer breeding facility years ago, that produced superior bucks. It still features internal holding pens and sprinkler system fed from a well. With some work, the new owner can return this property to producing fantastic bucks once again.

It has over 1300 ft of road frontage on both County Road 22 and County Road 3. The property consists of large and mature hardwood and pine timber. From a timber investment standpoint, the property could be greatly enhanced with a strategic timber harvest that would produce revenue returns now and in the future. There are also nice flowing streams that meander through the property.

The possibilities on this property are unlimited. Whether you are interested in re-establishing it into a deer breeding facility once again, or a place to custom build your dream home with plenty of privacy, or just looking for a conveniently located hunting tract, just outside the Auburn/Opelika area, this tract is a must see. This property won't last long!

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

\$1mil+ Estate/Rec. • \$1,400,000

View online at <http://selg.biz/1310>



BRIAN WATTS

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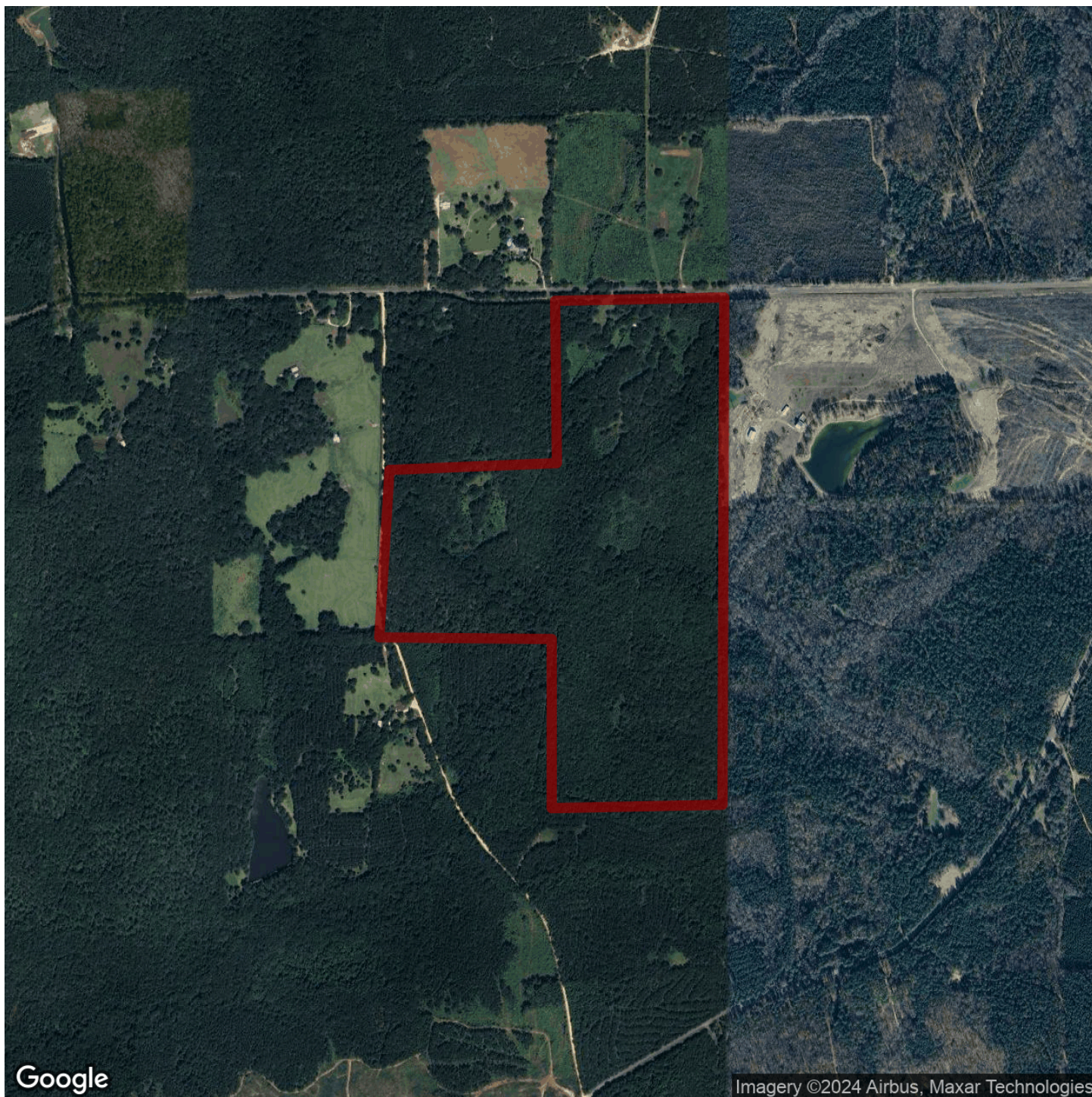




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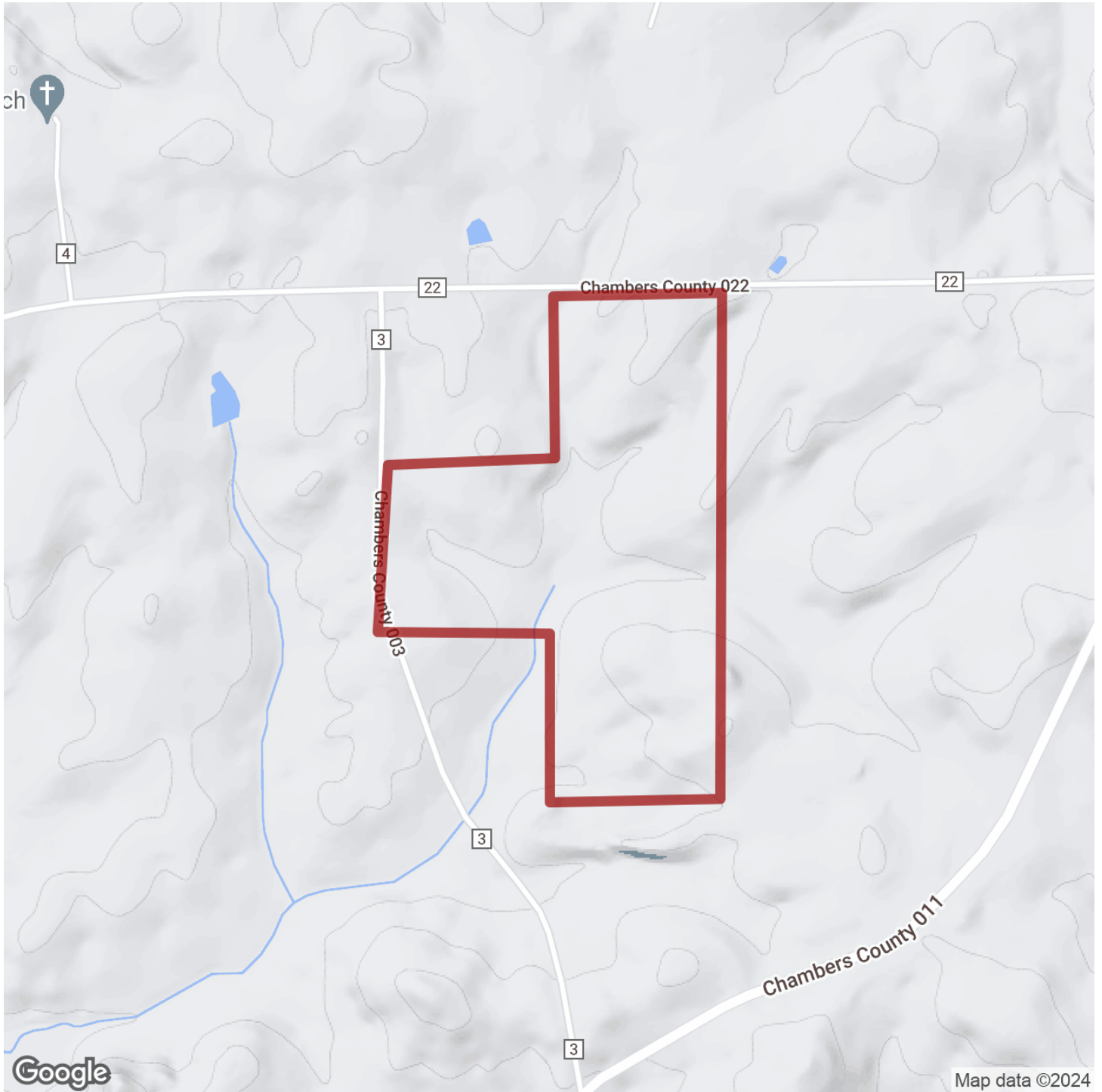




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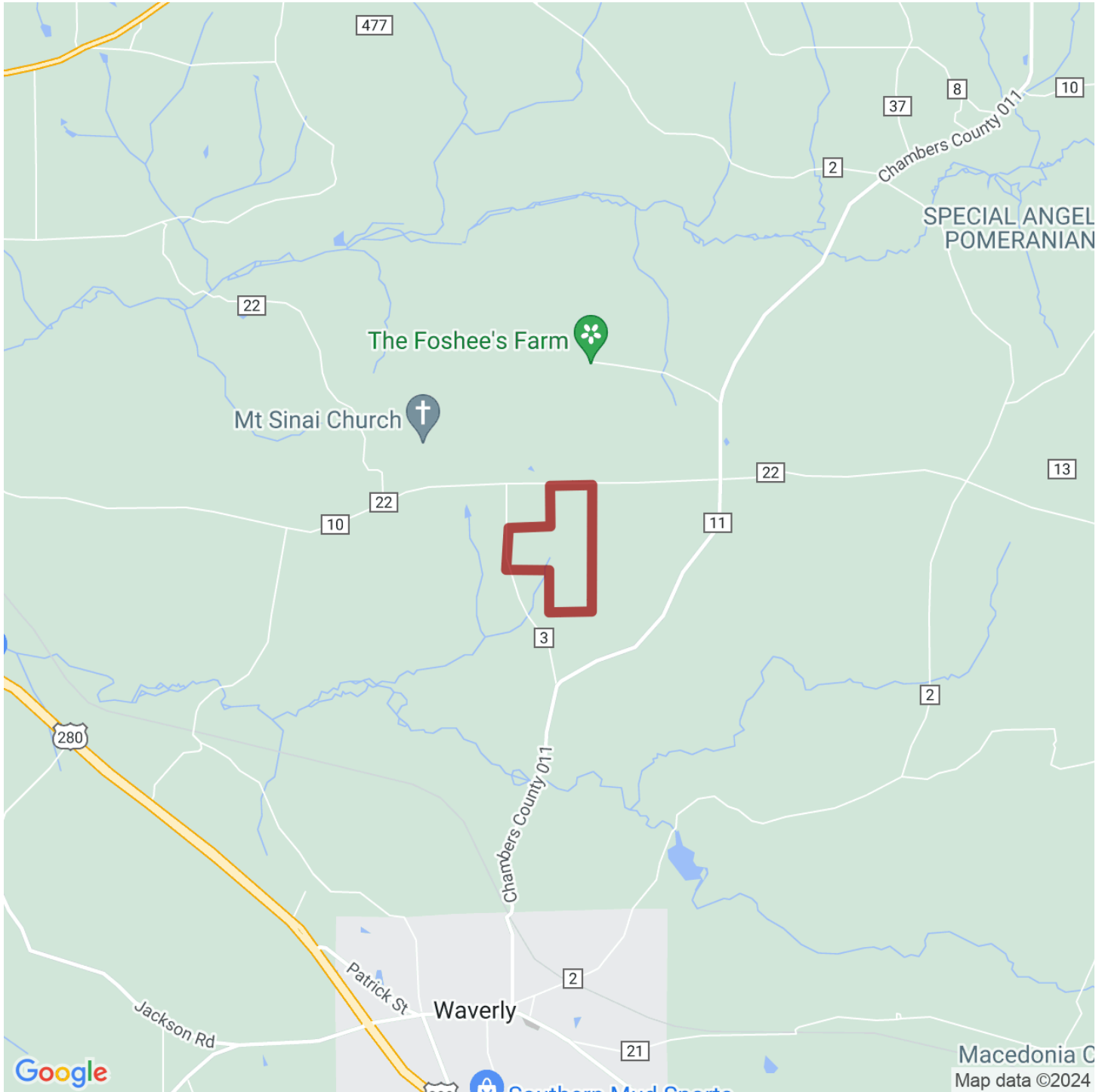




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