

Lee Co., AL

SEE PHOTOS
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Reference # 504

More info at
334-745-7530
Agent: Lisa Love

Land For Sale
53.53 acres
\$3,250,000

Exclusive Agent For Owner
CYPRUS
PARTNERS

Outstanding development opportunity bordering Auburn City limits on Farmville Road and Pepperwood Trail; directly across from the new Woodland Pines Auburn City School. One of the fastest growing areas of Auburn.

Land:

- * 53+- taxed acres; recent survey shows 53.53 acres
- * gently rolling to rolling topography

Access:

- * 2400'+- fronting Farmville Road (Co Rd 072)
- * 1000'+- fronting Pepperwood Trail (Co Rd 091)
- * 800'+- borders Auburn University (currently in pasture)

Water:

- * Intermittent stream runs north to south through the land.

Zoning:

- * Lee County- no zoning requirements; must coordinate with Auburn City for subdivision or road cuts.

Location:

- * Five multi-home residential developments within one mile of property.
- * This property is not currently within the Auburn City limits, but borders the city and is eligible for annexation.

All distances and acres are estimates and should be independently verified

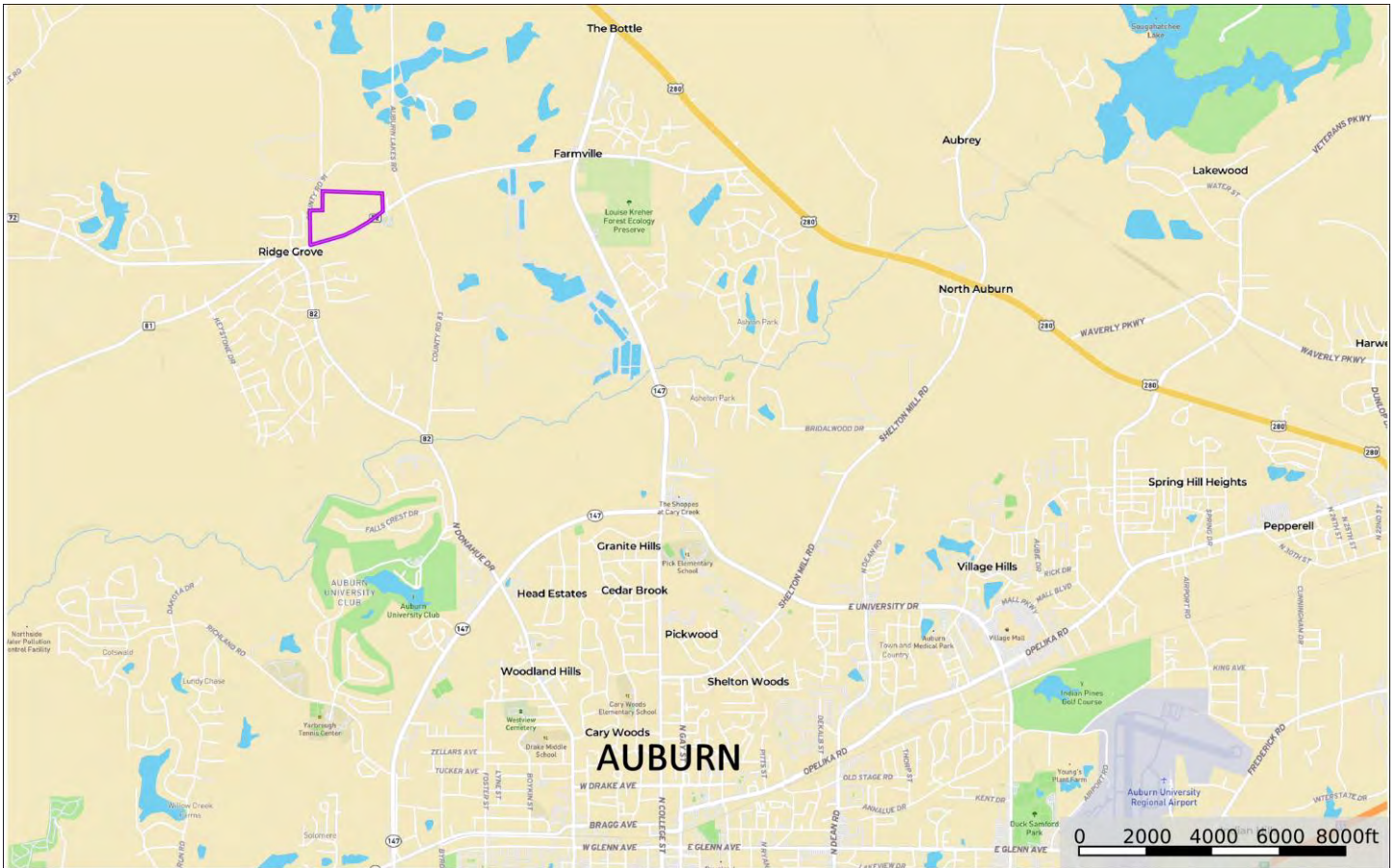
Driving Instructions

From the intersection of U S Hwy 280 and AL Hwy 147 (College Street) it is 3 minutes to the property
From the intersection of U S Hwy 280 and College Street, head south on College Street towards Auburn for 0.7 miles. Take a right on Farmville Rd (Co Rd 072) and go 1.2 miles to the east line of the property on the right side of the road. Look for the Cyprus Partners sign. The property will be continuously on your right for the next 4/10 of a mile to the intersection of Pepperwood Trail with Farmville Road. If you take a right on Pepperwood Trail, the property will be continuously on your right for the next 2/10 of a mile. You are welcome to look on your own (download the brochure from the web site to take the maps with you), or call the agent, Lisa Love, 334-745-7530, to arrange a tour or for more info.

Notice

Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner makes any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, and fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

Location Map



Topographic Map



Aerial Photo

