

Lee Co., AL

SEE PHOTOS
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Reference # 528

More info at
334-321-1865
Agent: Lisa Love

Land For Sale

386+- acres

\$2,200,200

Exclusive Agent For Owner
CYPRUS
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- Rare large tract located in fast-growing northwest Lee County, just 7 miles to the Auburn City limits and 20 miles to Tiger Town in Opelika.
- 2,640+- feet of frontage on a gravel county-maintained loop road; 1.2 miles to the paved county road across from beautiful Hodges Vineyard ([link](#)).
- Excellent INVESTMENT opportunity. Buy entire 386 acres, or will divide into two parcels.
- RECREATION: Great location, midway between lovely Lake Martin ([link](#)) and Auburn University ([Link](#)).
- One of the best WILDLIFE regions to hunt white tail deer in the county; lots of wildlife and close to town, so you can quickly be in the woods.
- Scenic Bird Creek and several streams run through the land with multiple potential pond/lake sites.
- Over two miles of logging roads and trails provide access throughout the land.
- TIMBER: 215 acres of planted improved loblolly pine ages 1-4, 60+- acres of streamside hardwoods, and 100 acres of recently harvested land (plant new trees or leave open).
- Firm clay soils make for highly desirable all-weather logging access.
- HOMESITE or Cabin? Lots of places to build, both on the county road front – or back on the ridge near scenic Bird Creek. Layout is outstanding for mini-farm subdivision.
- Power available; Loachapoka public water in area, about one mile to hook up.
- About 100 miles to Birmingham, 50 miles to Columbus, GA, 57 miles to Montgomery, and 116 miles to Atlanta, GA

All distances, acres & boundary line markers are estimates and should be independently verified

Driving Instructions

From I-85 Exit 51 at Auburn – (18 miles to the property)

From Exit 51, take US Hwy 29 (College Street) north for just 1.4 miles. Take a left on Shug Jordan Parkway and go 4 miles. Take a left on North Donahue and go 2.3 miles. Turn left onto West Farmville Road (Lee Co Rd 72) and go 8.2 miles. Merge left onto Lee Co Rd 71 and go .5 miles, passing Hodges Vineyard on the right. Turn left onto Lee Co Rd 70 (graveled) and go 1.2 miles where you will see the 1st entry road for the property on the left. The property will be on the east side of the road for about 2640' one half mile.

From US 280 at Waverly – (6 miles to the property)

From US 280, turn west on Seals St and continue for 2.5 miles. Take a slight left onto Lee Co Rd 73 and continue for 1.4 miles. Merge onto Farmville Rd/Lee Co Rd 72 and go .5 miles, passing Hodges Vineyard on the right. Turn left onto Lee Co Rd 70 (graveled) and go 1.2 miles where you will see the 1st entry road for the property on the left. The property will be on the east side of the road for about 2640' one half mile.

You are welcome to drive out and take a look by yourself, but call the agent, Lisa Love, 334-321-1865, to get the gate code, for more info, or to have a custom tour of the land.

IMPORTANT NOTICE

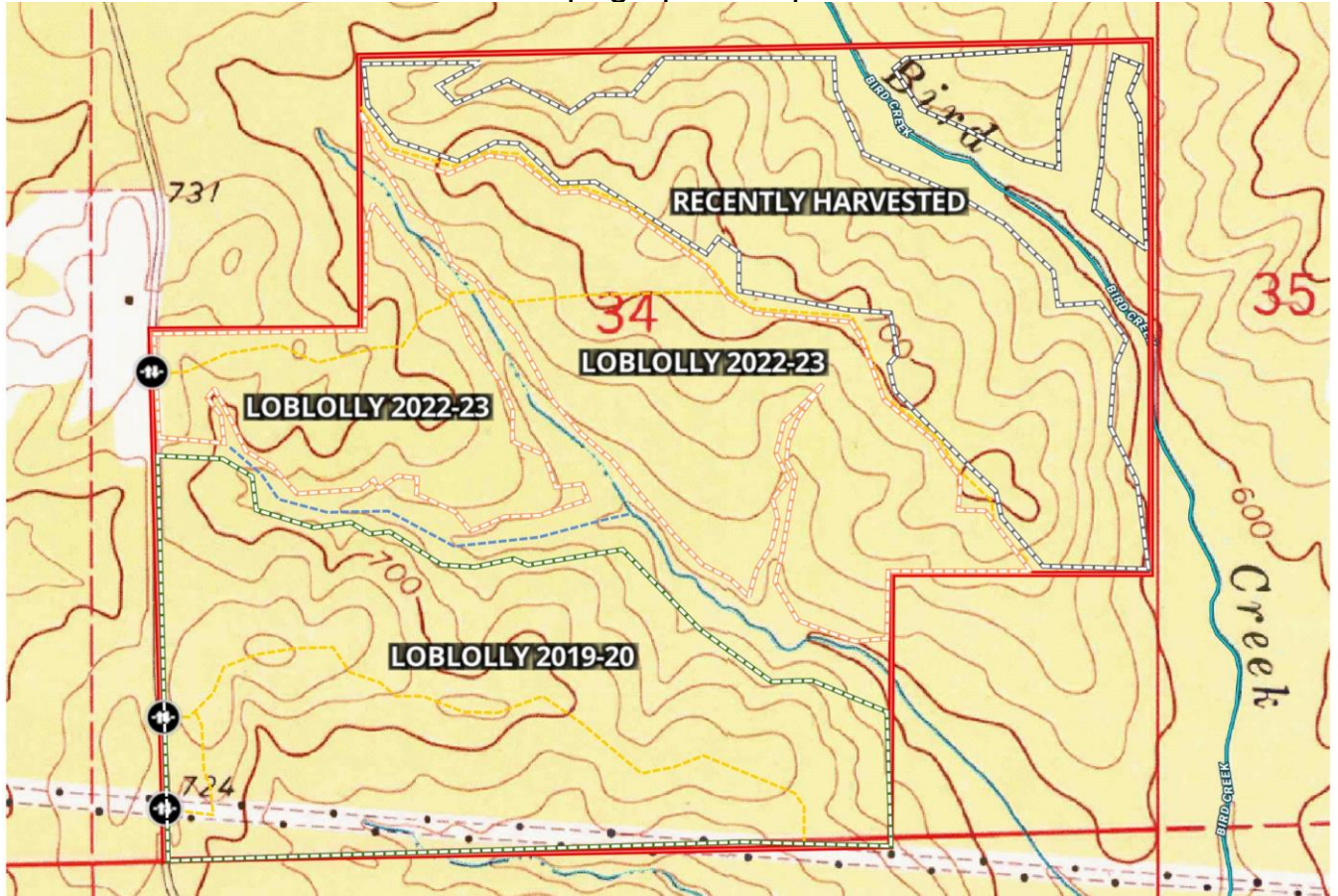
Investment in rural land carries risk and this offering is made with conditions.

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Location Map



Topographic Map



Aerial Photo

