



## **Macon County, Franklin Community**

**+/-37.8 Acres**

**Price:** \$115,000.00

**Location:** Part of the NW ¼ of the NW ¼ of Section 20, TWP 17N, RNG 23E. Property is accessed via Sandy Ridge Road, a Macon County road, that leaves Alabama Highway 49 just +/-350 feet north of the I-85 Right-of-Way at Exit 32 (Franklin/ Tuskegee).

**Terrain:** Level to Gently Rolling , Year Around Creek

**Use:** Homesite, Recreation/ Hunting, Mini Farm, Commercial

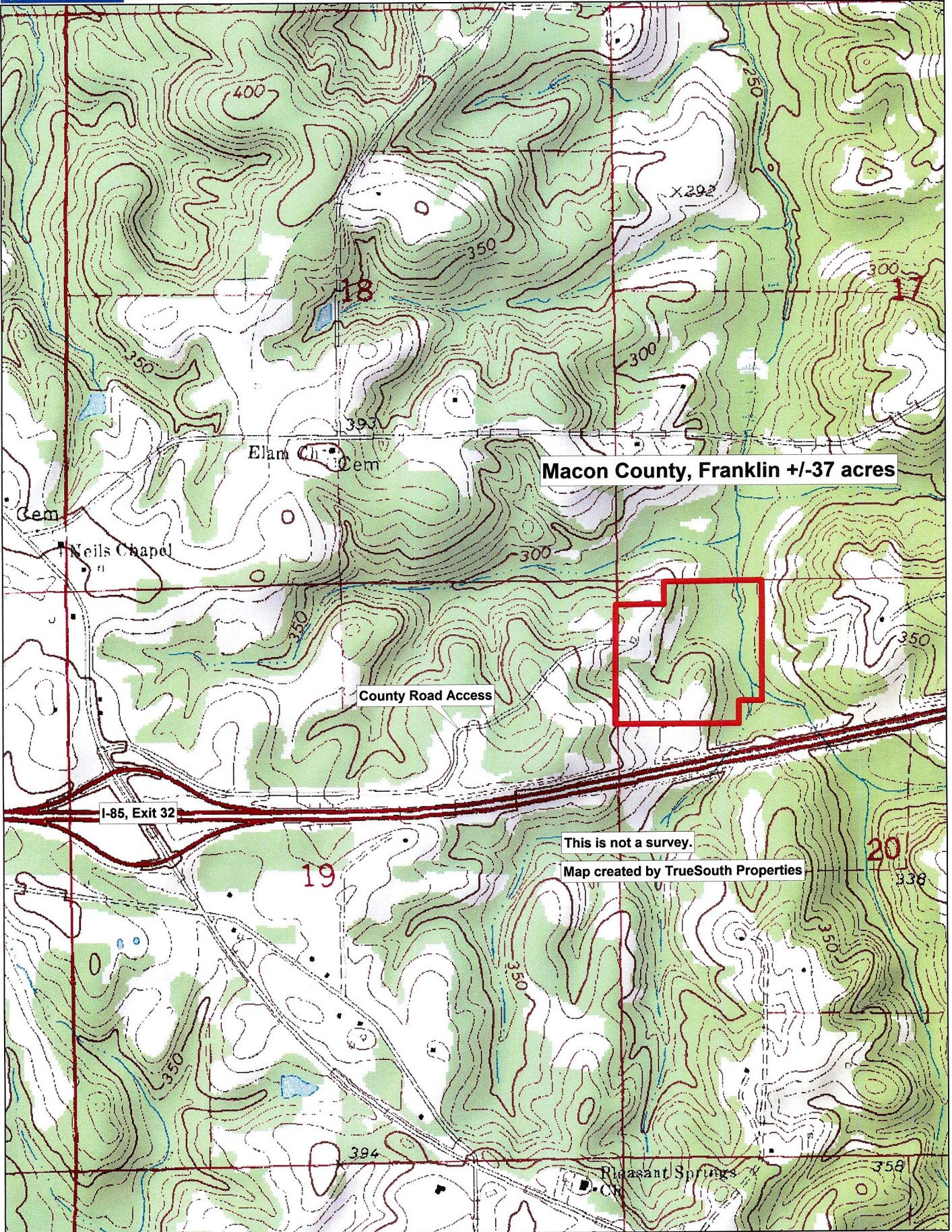
**Features/Description:** What a great location halfway between Auburn and Montgomery. This property has a 3BR/ 2BA Deltec (<http://www.deltechomes.com/>) octagon shaped home. There is a concrete slab under the home and concrete block walls around the exterior of the first floor. The second floor is wrapped with Deltec's strong, prefabricated, exterior walls. The home has a wraparound deck on the second level. There are also plenty of windows that bring in natural light and allow for great wildlife viewing opportunities. The den area has a Waterford wood burning cook stove. There are some outbuildings close to the house that are used for storage or hobby farming. The land is covered in trees and has a creek on the east side. The property has the potential for multiple personal and commercial uses.

**Agent:** Brad Nolen

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Agents have used their best efforts and good faith to obtain reliable information. TrueSouth Properties, or any of its agents, cannot guarantee the accuracy of any information. Information is collected by agents from sources that agents deem reliable.

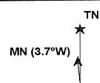




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www.delorme.com





Macon County, Franklin +/-37 acres

This is not a survey.

Map created by TrueSouth Properties

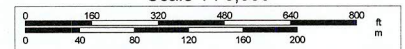
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Scale 1 : 5,600



1" = 466.7 ft

Data Zoom 15-2



