



# John Hall & Company

COMMERCIAL/INVESTMENT PROPERTY □ LAND

[www.johnhallco.com](http://www.johnhallco.com)

## **FOR SALE – 336 +/- ACRES CROSBY PROPERTY**

**LOCATION:** One mile south of Tuskegee (Macon County) AL

**SIZE:** 336 +/- acres

**TERRAIN:** Gently Rolling

**LAND USE:** Timber Investment and Recreation

**PRICE:** \$655,200 or approximately \$1,950 per acre

**SPECIAL FEATURES:** This property is an excellent timber investment since it is 80% wooded and is comprised of 210 acres of 17 year old thinned planted Loblolly Pines. These trees will convert to the Chip'n Saw class in the next few years. The balance of the timber is mature pines and hardwoods. For the recreational enthusiast there is a beautiful 10 acre fishing lake, several green fields and plenty of excellent deer and turkey habitat.

Adding to the ambience is an old caboose overlooking the lake with bunk beds, bathroom and central HVAC. The current owners have an 80 acre hunting lease on adjacent property at only \$7 per acre which the Purchaser can continue. This property has paved road frontage on CR 18 and CR 45 which makes it easy to divide if the Purchaser wants to sell a portion of the land.

Located a short distance from US Highway 80 this tract is convenient to Montgomery, Auburn-Opelika and Columbus, GA.

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

4163 CARMICHAEL ROAD □ MONTGOMERY, ALABAMA 36106 □ (334) 270-8400 □  
(800) 864-1281

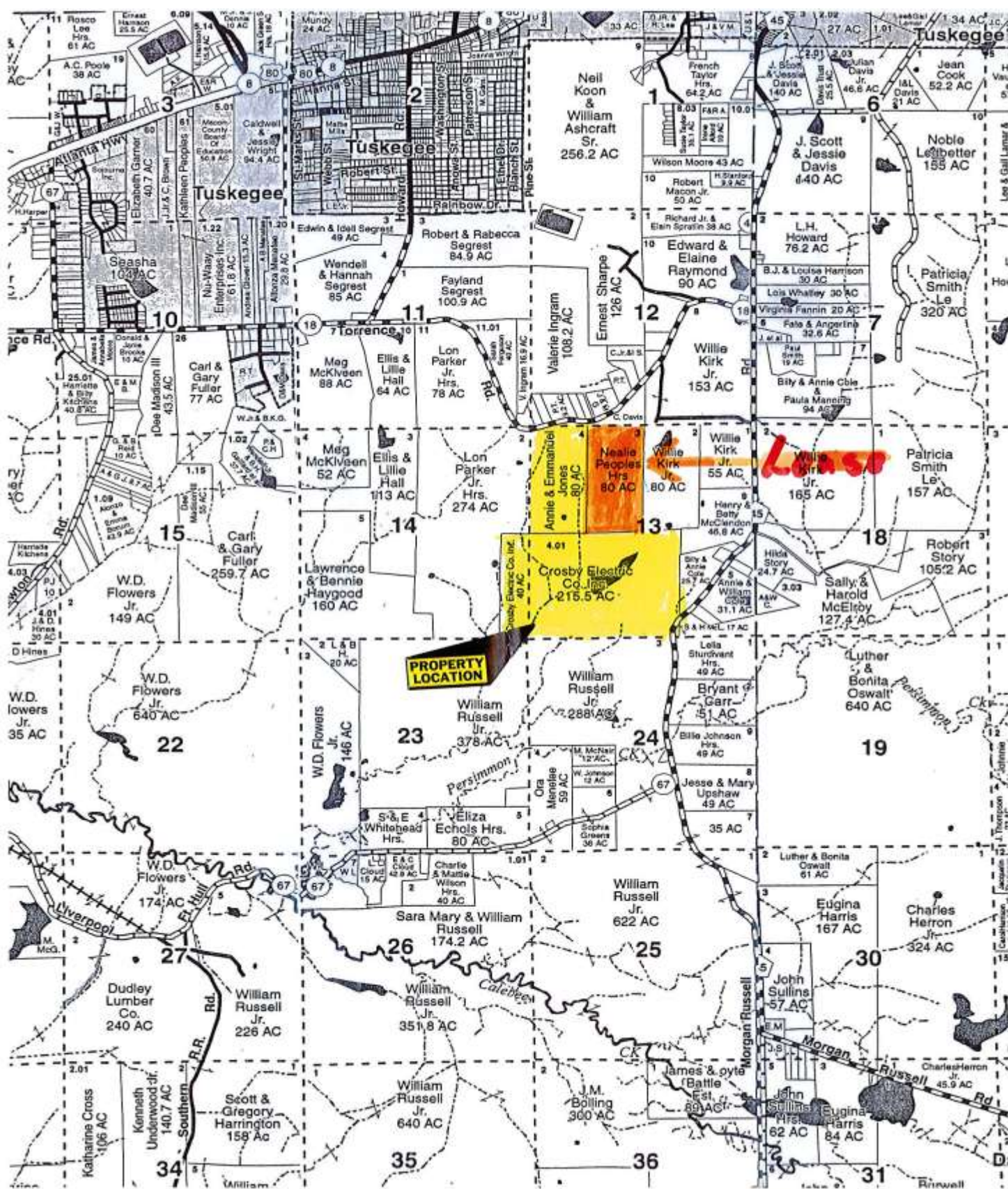


Davisville, AL

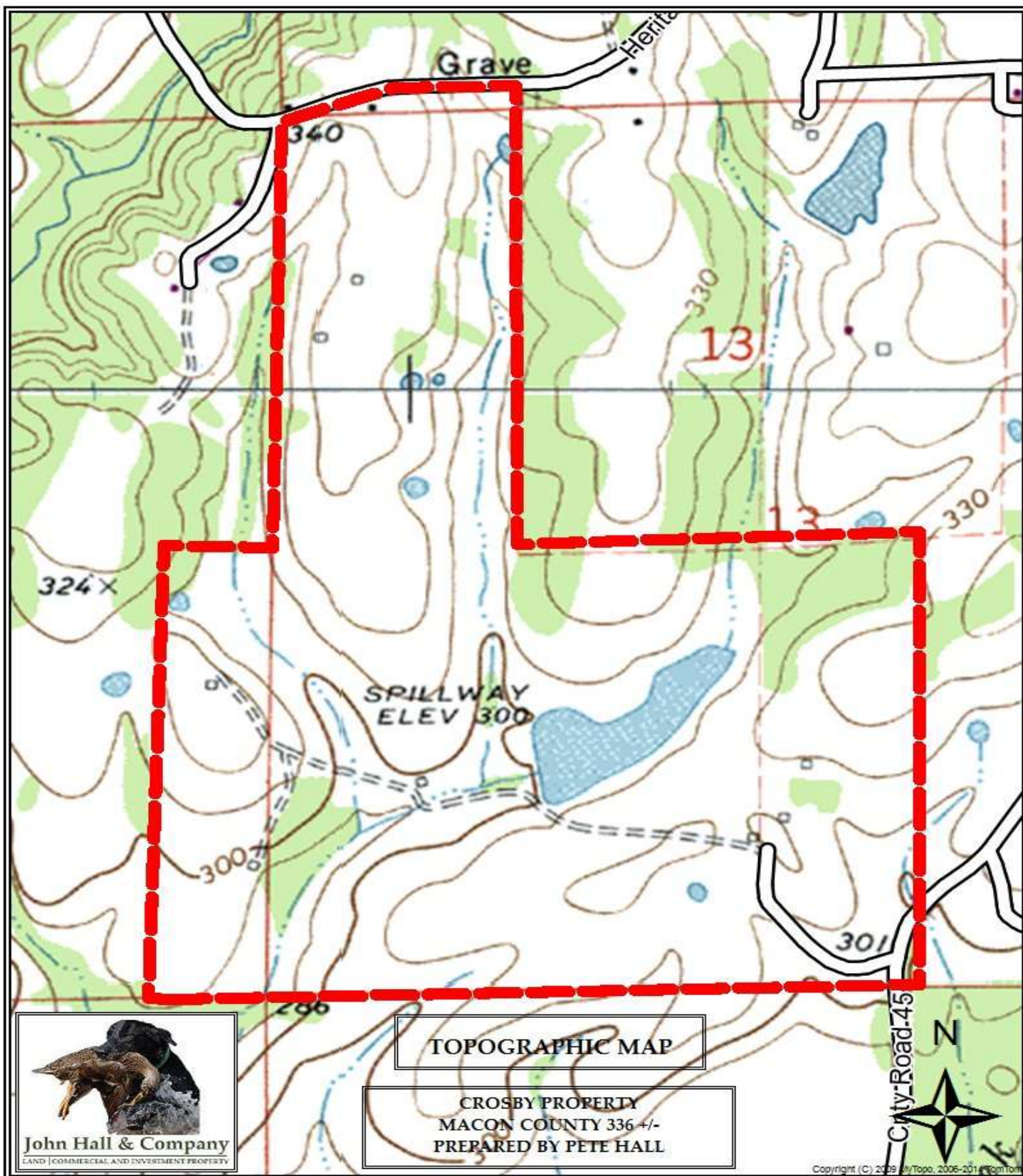
CROSBY PROPERTY 336AC+/-  
NEAR TUSKEGEE AL

On the go? Use [m.bing.com](http://m.bing.com) to find maps, directions, businesses, and more







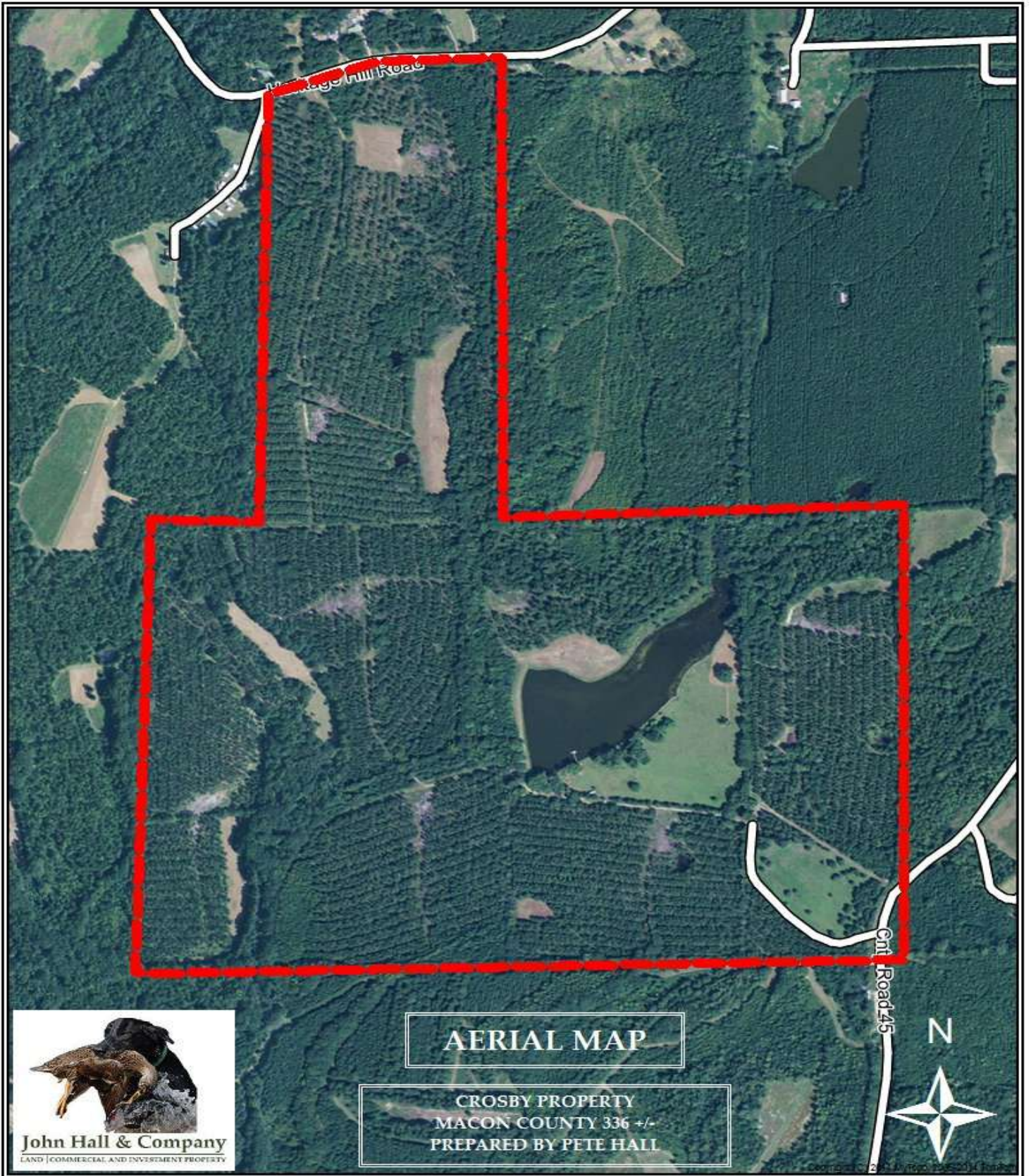


# TOPOGRAPHIC MAP

CROSBY PROPERTY  
MACON COUNTY 336 +/-  
PREPARED BY PETE HALL

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## AERIAL MAP

CROSBY PROPERTY  
MACON COUNTY 336 +/-  
PREPARED BY PETE HALL



















