



GREAT SOUTHERN
Land



Red Star on Aerial view is
GPS Navigation Point:
33.02400 N, -85.98512 W



Cross Key Church Tract
445.6 +/- Acres in Tallapoosa County, AL
Offered for \$799,000 (\$1,793/acre)

www.GreatSouthernLand.com

The Cross Key Church Tract is an excellent property suitable for investment, hunting, or a country home with privacy. The upfront cost associated with the professionally planted and sprayed stands of 3 year old (+/-158 acres), 5 year old (+/-55 acres) and 7 year old (+/-118 acres) planted pines have already been paid and the young pines are really starting to put on noticeable growth.

Meandering through the young pines you'll find approximately 88 acres of natural mature timber along streams, providing excellent habitat edge and food for the abundant deer and turkey on the tract. Access to the West end of the tract is provided by either the frontage on Pearson Chapel Road, or the frontage on Red Barn Road. Access to the East end of the tract is provided via access by a woods road from Red Barn Road.

Located only 8 miles from Alexander City, this tract is suitable for building a country home with privacy or a camp house.

Tract can be divided into 2 tracts:

East 212+- acres for \$384,000 (\$1,811/ac)

West 234 +- acres for \$439,000 (1,876/ac)



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For a tour or more information call:

Bill Atkins, Listing Agent
334-567-0924 ext. 207
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batkins@knology.net

Fletcher Majors, ALC, Broker
334-567-0924 ext. 205
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Cross Key Church +/- 446 Ac.

Sec. 32, 33; T24N, R21E & Sec. 4, 5; T23N, R21E; Tallapoosa Co.

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RED BARN ROAD

Cross Key Church East - +/- 212 Acres
Offered for \$384,000 (\$1,811/ac.)

Cross Key Church West - +/- 234 Acres
Offered for \$439,000 (\$1,876/ac.)

PEARSON CHAPEL ROAD

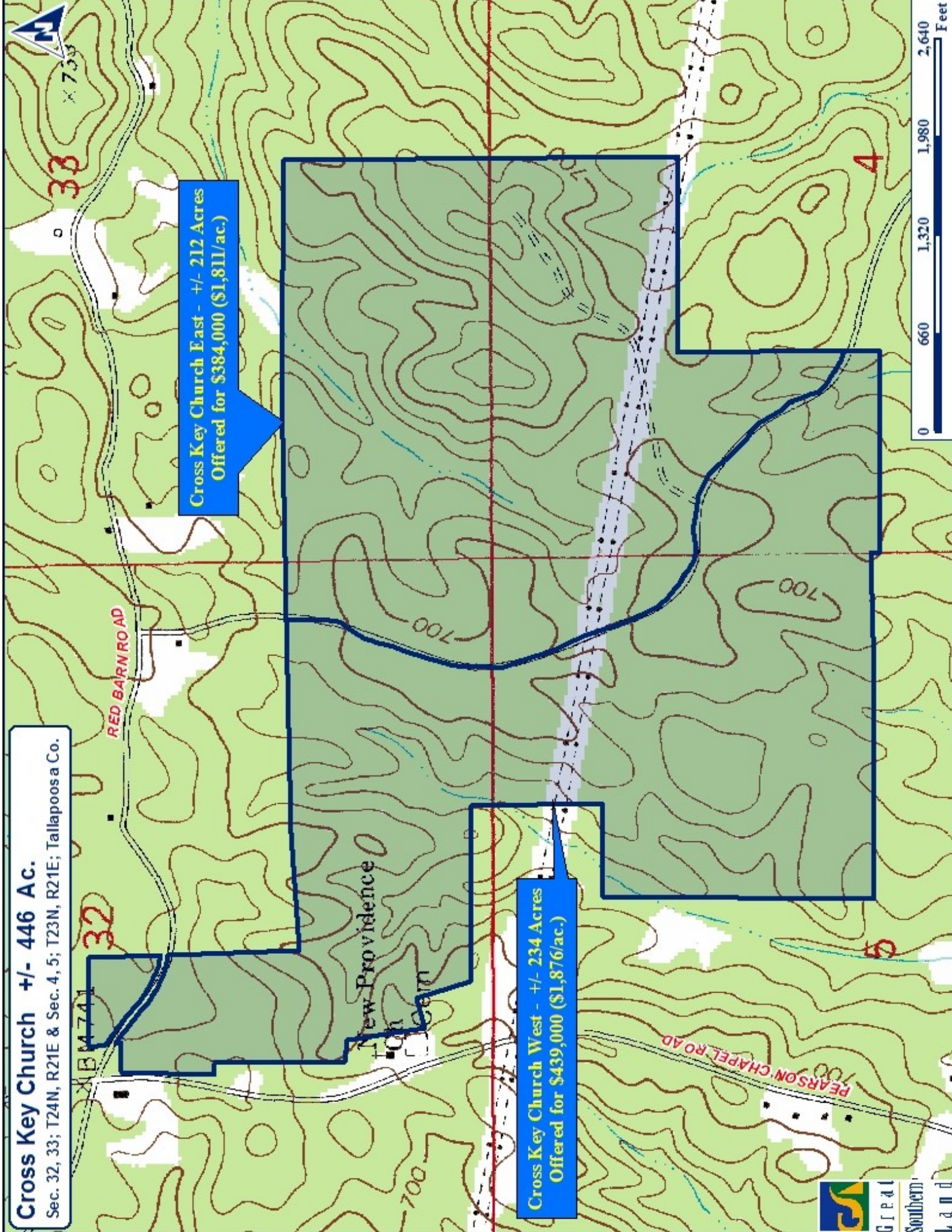


2009 NAIP Aerial Photo



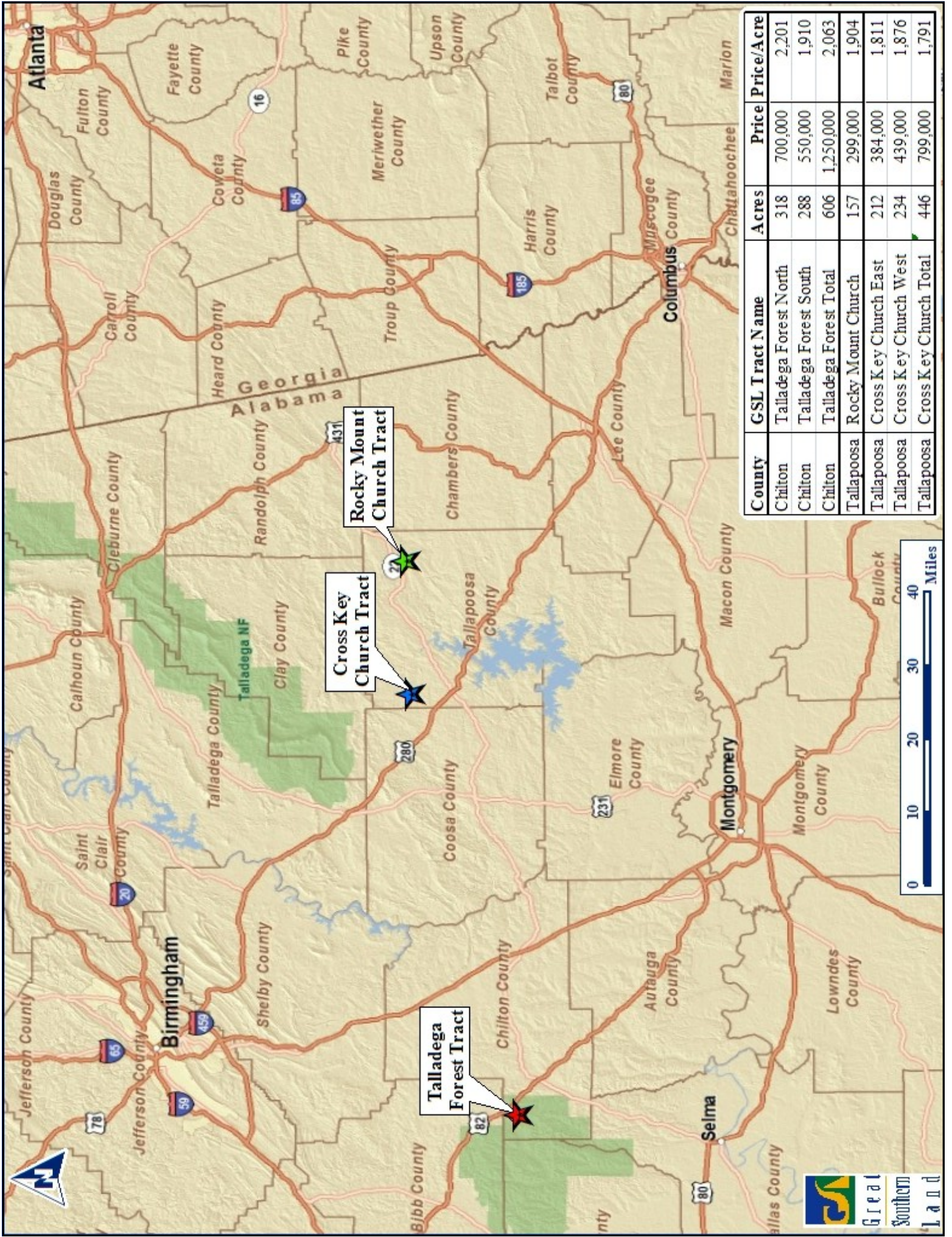
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County	GSL Tract Name	Acres	Price	Price/Acre
Chilton	Talladega Forest North	318	700,000	2,201
Chilton	Talladega Forest South	288	550,000	1,910
Chilton	Talladega Forest Total	606	1,250,000	2,063
Tallapoosa	Rocky Mount Church	157	299,000	1,904
Tallapoosa	Cross Key Church East	212	384,000	1,811
Tallapoosa	Cross Key Church West	234	439,000	1,876
Tallapoosa	Cross Key Church Total	446	799,000	1,791