



GREAT SOUTHERN
Land



Rocky Mount Church Tract
156.8 +/- Acres in Tallapoosa County, AL
Offered for \$299,000 (\$1,904/acre)

The Rocky Mount Church Tract has everything you need in a good timberland investment tract. Approximately 97 acres of 5 year old loblolly pine, and 35 acres of 9 year old loblolly pine, cover the rolling topography, ensuring future dividends in upcoming plantation thinnings and timber harvests. Mature hardwood timber along drains (approximately 25 acres) provides plentiful habitat edge and food for deer and turkey, which afford excellent hunting opportunities.

Nearly 2,250 feet of frontage along paved County Road 79 provide access to the already established internal road system. The convenient location near Alexander City and a short drive from Birmingham, Auburn, and Lake Martin, make this tract an excellent weekend getaway and investment property.

Red Star on Aerial view is
GPS Navigation Point:
33.02079 N, -85.66399 W

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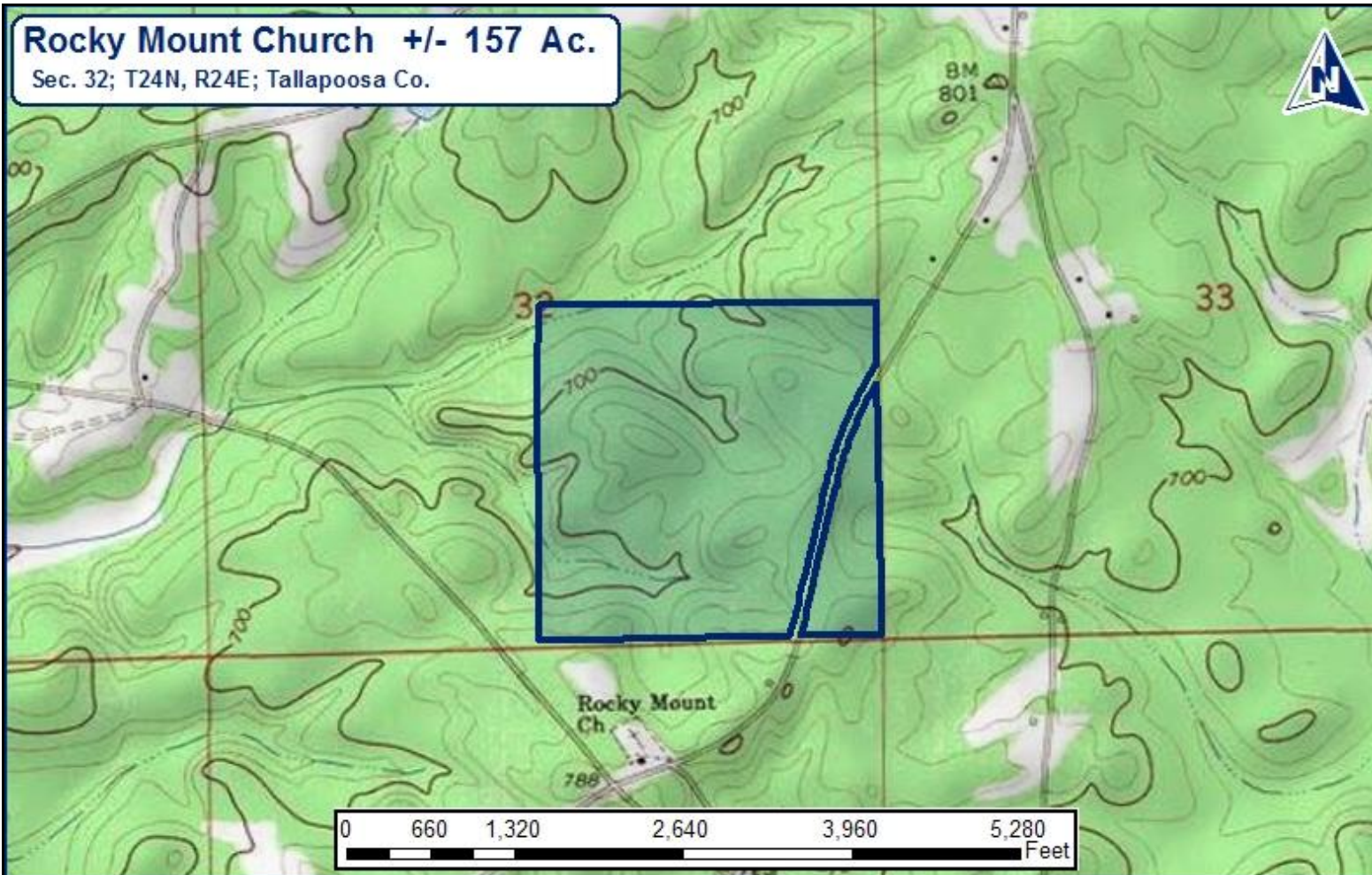
For a tour or more information call:

Bill Atkins, Listing Agent
334-567-0924 ext. 207
334-399-9397 cell
batkins@knology.net

Fletcher Majors, ALC, Broker
334-567-0924 ext. 205
334-328-9278 cell
Fletcher@GreatSouthernLand.com



Rocky Mount Church +/- 157 Ac.
Sec. 32; T24N, R24E; Tallapoosa Co.



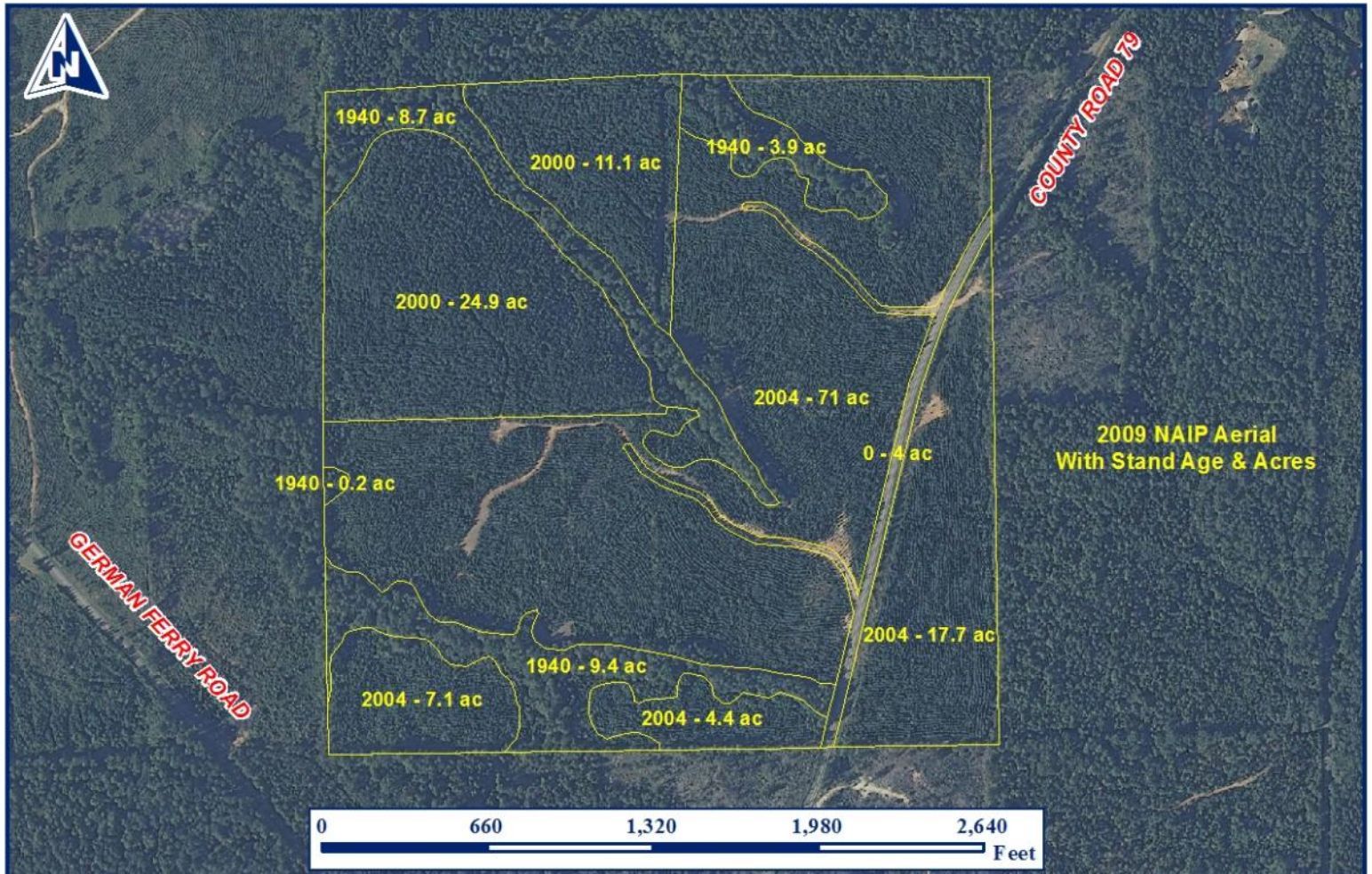
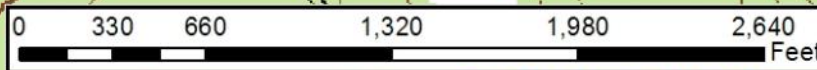
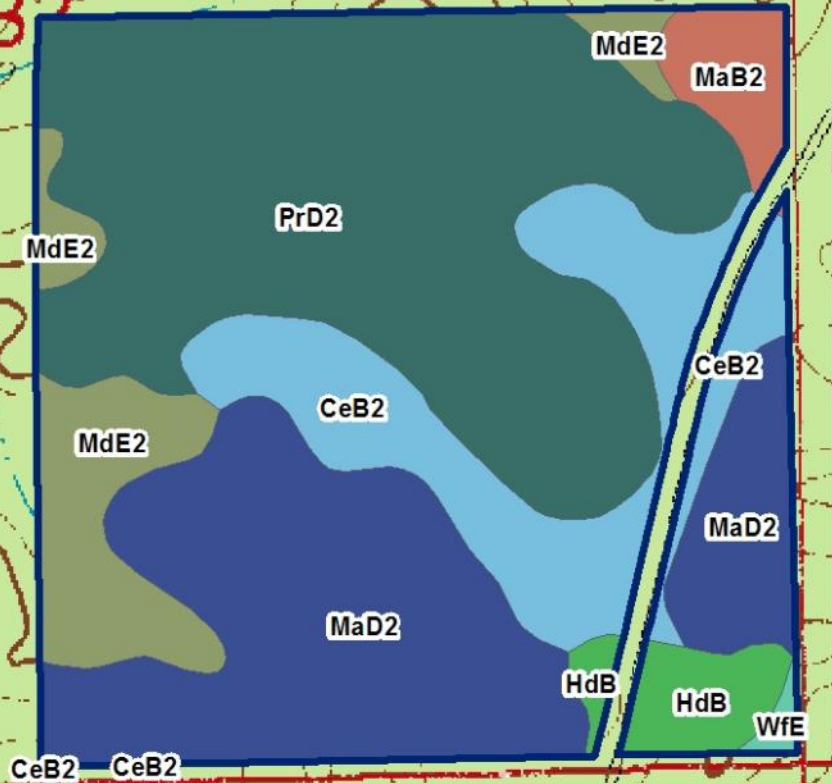
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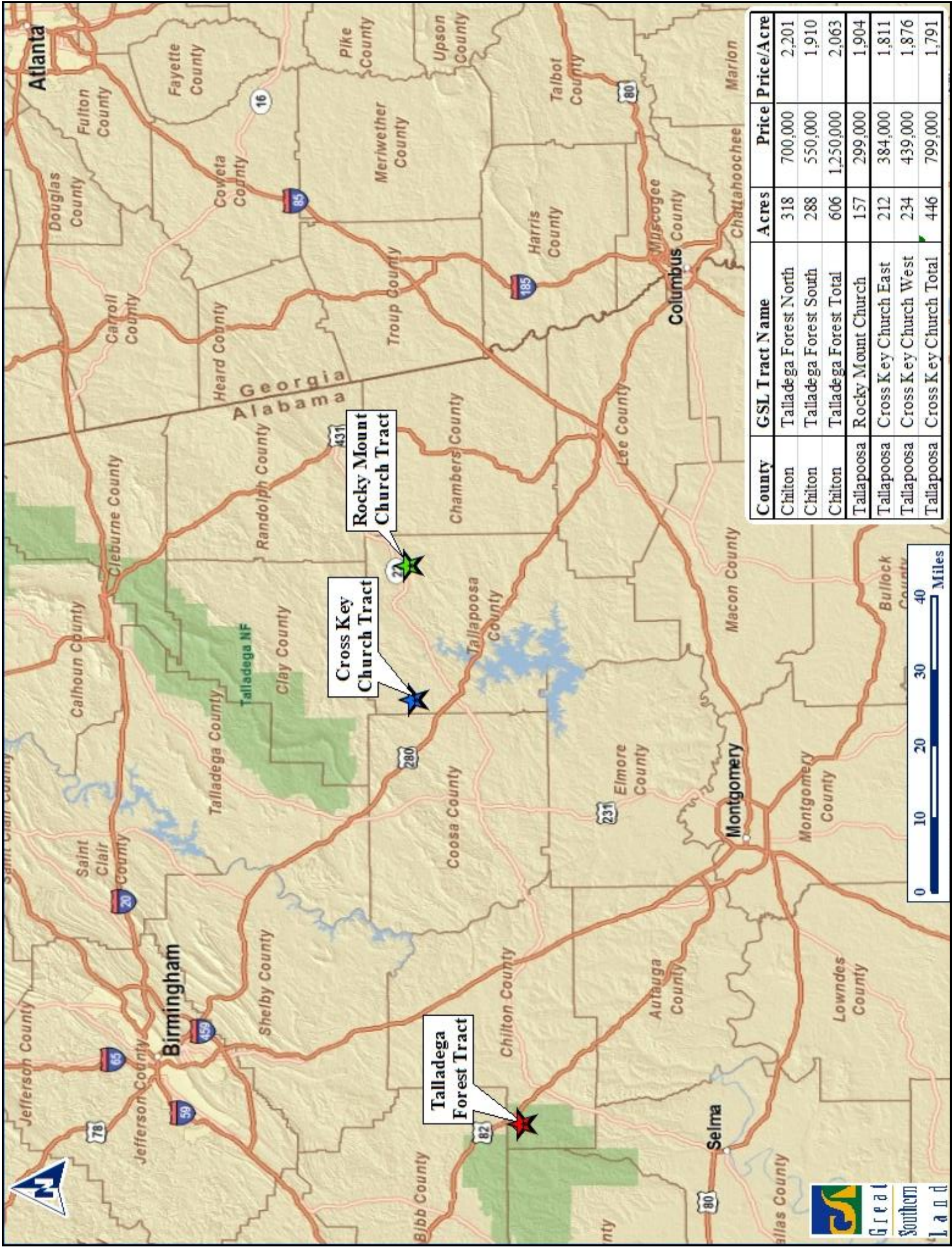
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Tallapoosa County Soils Map Call For Legend

| Key | Soil Name | Slope % | Recommended | 50 Yr Site | Cu ft/ac |
|------|--------------|----------|---------------|------------|----------|
| CeB2 | Cecil | 2 to 6 | Loblolly Pine | 85 | 114 |
| HdB | Hard Labor | 2 to 6 | Loblolly Pine | 90 | 129 |
| MaB2 | Madison | 2 to 6 | Loblolly Pine | 80 | 114 |
| MaD2 | Madison | 6 to 15 | Loblolly Pine | 80 | 114 |
| MdE2 | Madison | 15 to 30 | Loblolly Pine | 80 | 114 |
| PrD2 | Pacelot-Rion | 6 to 15 | Loblolly Pine | 80 | 114 |
| WfE | Wedowee | 15 to 35 | Loblolly Pine | 80 | 114 |





| 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 |