

LAND FOR SALE

LIQUOR STILL PASTURE

O COUNTY RD 344

Salem, AL 36877

LISTED BY:

TODD DAVIS

O: 863.648.1528 | C: 229.349.3884

todd.davis@svn.com

JOHN HARDIN

O: 334.524.2756

johnhardin@selandgroup.com

AL #080943





**SALE PRICE****\$1,807,500****OFFERING SUMMARY**

ACREAGE:	241 Acres
PRICE / ACRE:	\$7,500
CITY:	Salem
STATE:	Alabama
COUNTY:	Lee
PROPERTY TYPE:	Timberland

PROPERTY OVERVIEW

Located in Lee County, Alabama, the Liquor Still Pasture has much to offer. The property is situated 20 minutes from Columbus, GA, 20 minutes from Auburn, AL, and less than 1 mile from Lake Harding access.

With frontage on three roads and utilities at the site, it has development and conservation easement potential. The road frontage consists of 6,500 Ft on County Rd 340, 1,000 Ft on County Rd 344 (Paved), and 700 Ft on County Rd 743 (Paved). Approximately 90% of the property is planted loblolly pines aging from 15 – 20 years old. The balance of the property is natural hardwoods along a small creek, creating an excellent habitat that provides cover for deer, turkey, and quail. The property also offers a great road system for access.



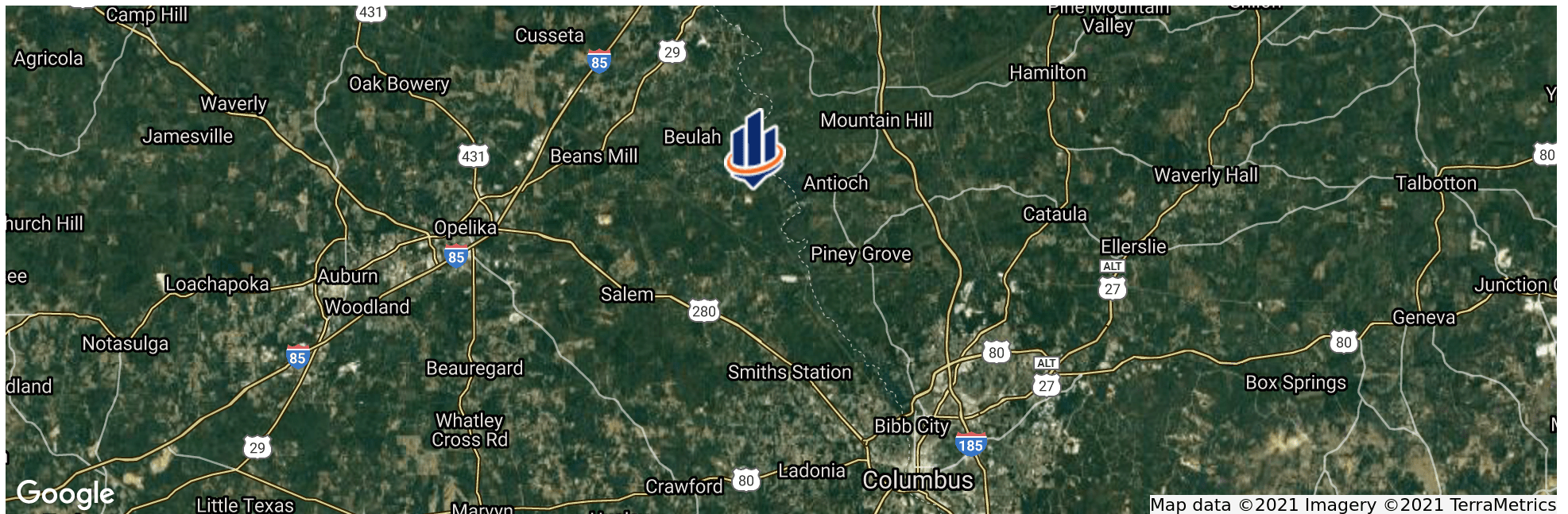
SPECIFICATIONS & FEATURES

LAND TYPES:	Timberland
UPLANDS / WETLANDS:	95% Uplands / 5% Wetlands
TAXES & TAX YEAR:	\$598.00 - [2020]
ZONING / FLU:	Agriculture
LAKE FRONTAGE / WATER FEATURES:	Small Creek
WATER SOURCE & UTILITIES:	County Water and Well
ROAD FRONTAGE:	6,500 Ft on County Rd 340, 1,000 Ft on County Rd 344 [Paved], and 700 Ft on County Rd 743 [Paved]
NEAREST POINT OF INTEREST:	100 miles to Atlanta, GA 20 miles to Columbus, GA 20 miles to Auburn, AL
CURRENT USE:	Timber Investment
POTENTIAL RECREATIONAL / ALT USES:	Residential Development Hunting
LAND COVER:	Pine Timber
STRUCTURES & YEAR BUILT:	None
GAME POPULATION INFORMATION:	Deer, Turkey, & Quail
AGE OF STAGES OF TIMBER:	15 to 20 years



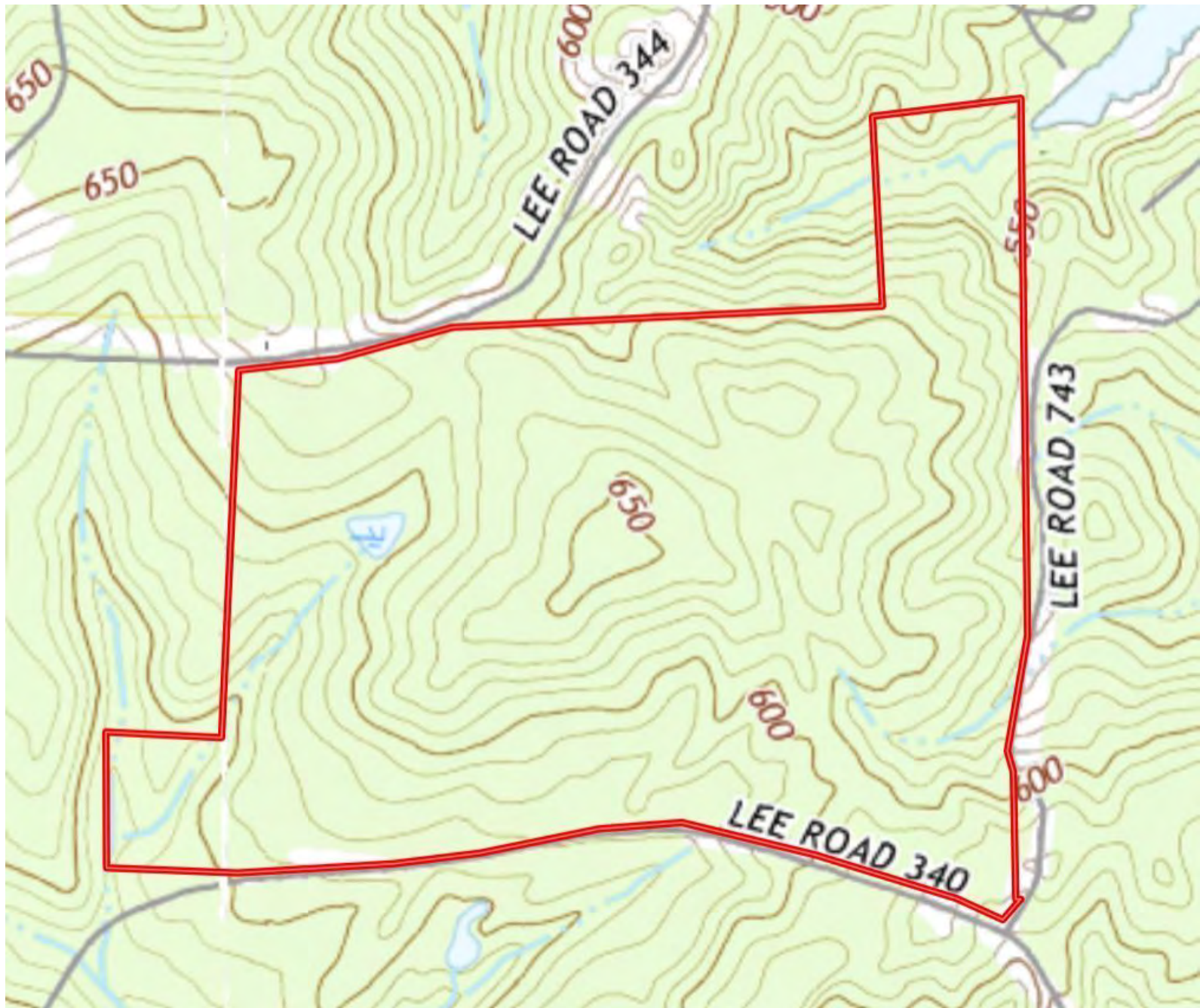
LOCATION & DRIVING DIRECTIONS

PARCEL:	12-02-03-0-000-002
GPS:	32.6685501, -85.1282275
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From Columbus Ga take Hwy 280 to County Rd 379 • Travel 7 miles to County Rd 344 and travel 2 miles • The property will be on the right
SHOWING INSTRUCTIONS:	By appointment only. Contact Todd Davis or John Hardin to schedule a showing.











1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNsaunders.com

Southeastern Land Group
16396 Highway 280 W
Dadeville, AL 36853
334.524.2756

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