

Lee Co., AL

SEE PHOTOS
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Reference # 531

More info at
334-321-1865
Agent: Lisa Love

Land For Sale

115+- acres

\$685,400

Exclusive Agent For Owner
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- Outstanding opportunity to own land in fast-growing northwest Lee County
- Adjoining 271+- acres available for sale, too.
- CONVENIENT: just 7 miles to the Auburn City limits and 20 miles to Tiger Town in Opelika.
- 1320+- feet of frontage on a gravel county-maintained road; 1.4 miles to the beautiful Hodges Vineyard ([link](#)).
- Centrally located between lovely Lake Martin ([link](#)) and Auburn University ([Link](#)).
- RECREATION: One of the best HUNTING areas for white tail deer in the county.
- With close to a mile of old logging roads and trails, you can explore the whole property.
- WATER: A branch of Bird Creek and smaller streams run through the land.
- TIMBER: 100+- acres of highly improved loblolly pine age 4; Income for the future, great wildlife cover now.
- The good clay soils make for highly desirable all-weather logging access.
- HOMESITES: Lots of places to build, both on the county road front or along the central ridge with sweeping views from one of the highest points in the neighborhood.
- Power close by (1/4 mile to nearest pole); Loachapoka water in area; about 1.5 miles to hook up.
- About 100 miles to Birmingham, 50 miles to Columbus, GA, 57 miles to Montgomery, and 116 miles to Atlanta, GA

All distances, acres & boundary line markers are estimates and should be independently verified

Driving Instructions

From I-85 Exit 51 at Auburn – (18 miles to the property)

From Exit 51, take US Hwy 29 (College Street) north for just 1.4 miles. Take a left on Shug Jordan Parkway and go 4 miles. Take a left on North Donahue and go 2.3 miles. Turn left onto West Farmville Road (Lee Co Rd 72) and go 8.2 miles. Merge left onto Lee Co Rd 71 and go .5 miles, passing Hodges Vineyard on the right. Turn left onto Lee Co Rd 70 (graveled) and go 1.2 miles where you will see the 1st entry road and large 386 acre sign on the left. This also begins frontage for the 271 acre parcel. Continue for ¼ mile to the 115 acre property. There are two gates: one centrally located and one at the powerline.

From US 280 at Waverly – (6 miles to the property)

From US 280, turn west on Seals St and continue for 2.5 miles. Take a slight left onto Lee Co Rd 73 and continue for 1.4 miles. Merge onto Farmville Rd/Lee Co Rd 72 and go .5 miles, passing Hodges Vineyard on the right. Turn left onto Lee Co Rd 70 (graveled) and go 1.2 miles where you will see the 1st entry road and large 386 acre sign on the left. This also begins frontage for the 271 acre parcel. Continue for ¼ mile to the 115 acre property. There are two gates: one centrally located and one at the powerline.

You are welcome to drive out and take a roadside look by yourself, but call the agent, Lisa Love, 334-321-1865, to get the gate code, for more info, or to have a custom tour of the land.

IMPORTANT NOTICE

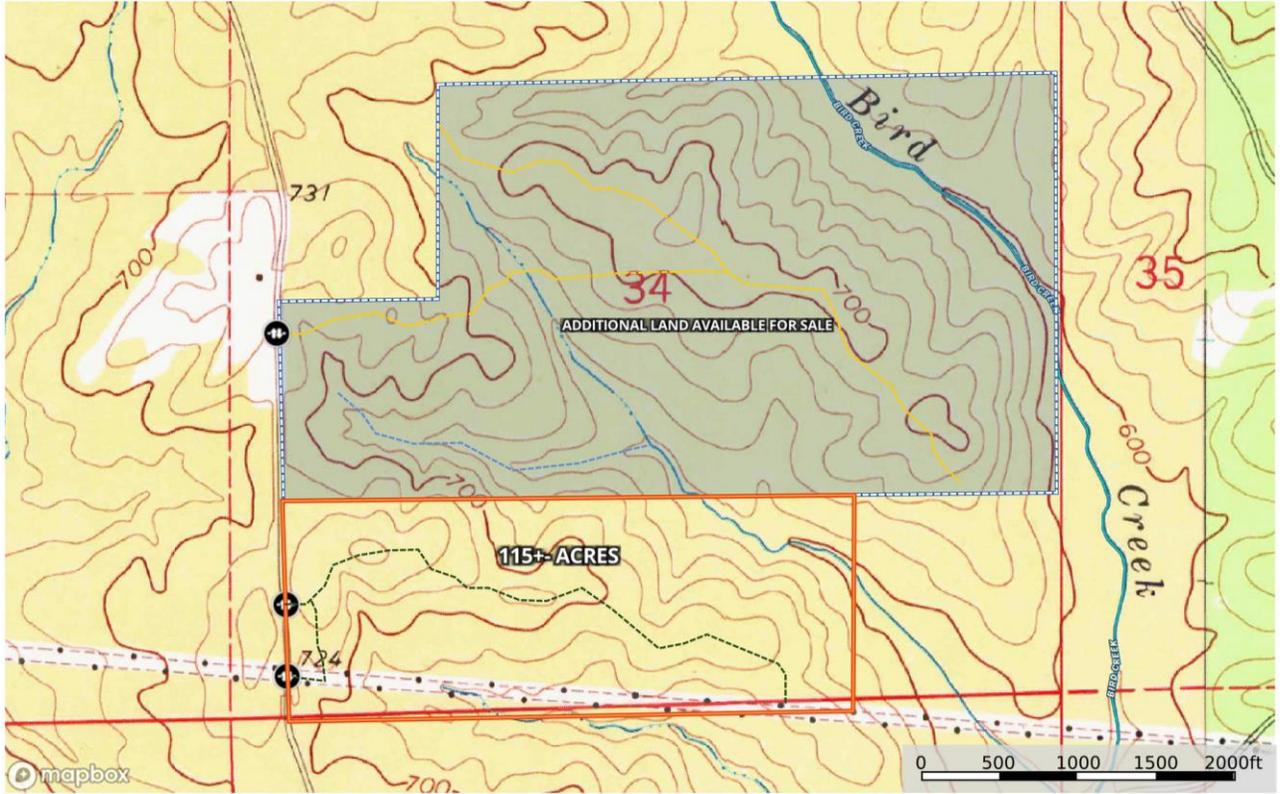
Investment in rural land carries risk and this offering is made with conditions.

This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty as to completeness or accuracy of maps and other information provided here. No representation or warranty is made about this property, express or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency

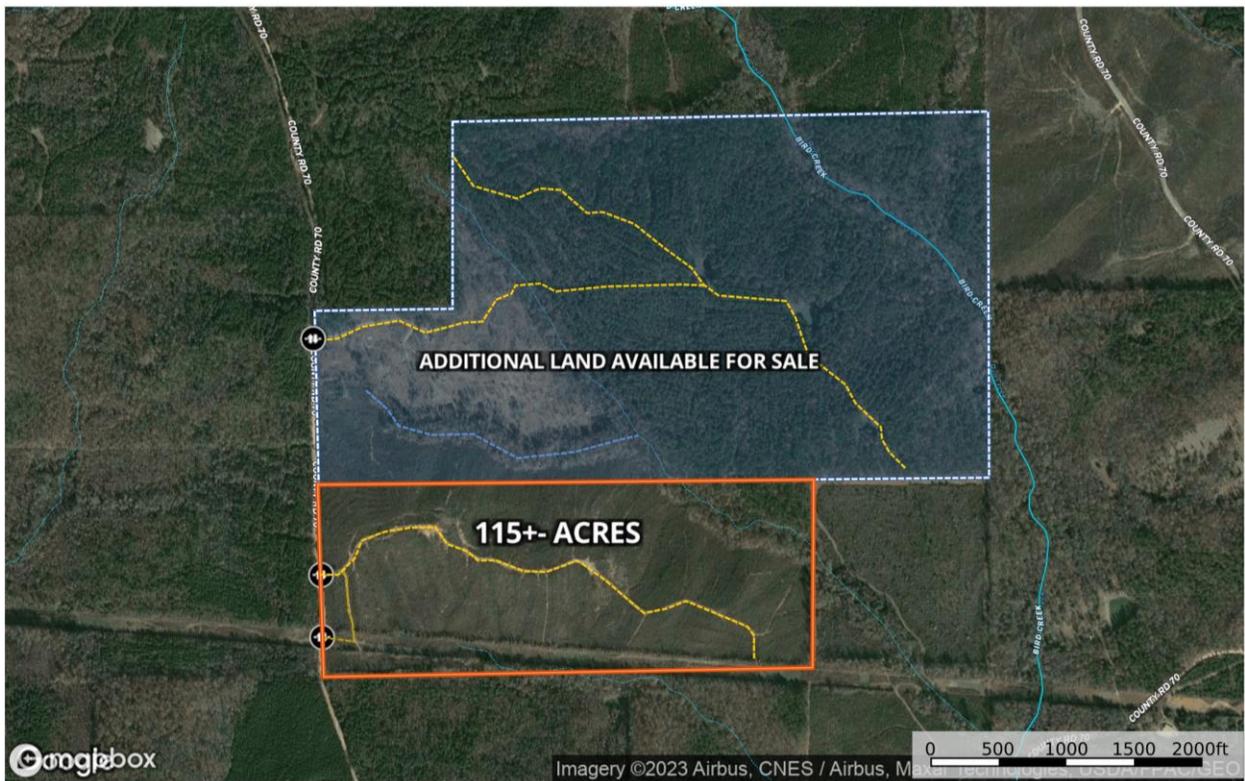
Location Map



Topographic Map



Aerial View



- Gate
- Stream
- Road / Trail 1
- Road / Trail 2
- Road / Trail 1
- Road / Trail
- Boundary 1.1
- Boundary 1
- Stream, Intermittent
- River/Creek
- Water Body