



Elmore County Home and +/-49 Acres Fact Sheet

Size: 49.63 +/- Surveyed Acres

Price: \$467,500

Property Location/ Access: Located in the north, central portion of Elmore County in the Weoka Community. Property is a part of Section 16, Township 20 North, Range 19 East. Fronts Butler Lake Road for a quarter mile- plus. Easy access from Elmore County Road #80.

Travel Mileage: Eclectic- 10 miles; Wetumpka- 14 miles; Alexander City- 23 miles; Montgomery- 25 miles; Lake Jordan/ Coosa River public boat launch- 12 miles; Lake Martin/ Tallapoosa River, Real Island Marina- 14 miles.

Property Type: Rural, Home, Workshop/ Garage, Timber and Hunting Land

Property Tax: Annual Taxes \$665

Improvements: Home: 1,989 square foot, 2BR/2BA, completed in 2008. Home has many upgrades. Workshop/ Garage: 4,400 square feet, with electricity, air lines, concrete slab floor, three roll-up bay doors and roughed-in bathroom. Two Pole Barn structures. Stocked Fish Pond.

Land Cover: Mature Hardwood and Pines, Creek, Roads and Trails.

Items Included: Propane Generator, All Kitchen Appliances, Security System.

Service Providers: Electricity- Central AL Elec. Co-Op; Water- Central Elmore Water Authority; Propane Gas- Superior Propane; Sewage- On Site Septic System; TV- Satellite Dish; Telephone- line into home, carrier unknown- owner able to provide details.