



## Tallapoosa County +/-122.25 Acres Fact Sheet

**Size:** 122.25 +/- Acres

**Price:** \$287,000

**Property Location/ Access:** Located in the southern portion of Tallapoosa County just west of the Walnut Hill community- very near the Tallapoosa River and Lake Martin. Property is a part of Sections 29 & 32, Township 20 North, Range 22 East. Fronts Highway #50 for +/-4,000 feet.

**Travel Mileage:** Chuck's Marina on Lake Martin- 4 miles; Tallassee- 10 miles; Dadeville- 14 miles; Auburn- 26 miles

**Property Type:** Rural, recreation, hunting and timber land

**Property Tax:** Annual Taxes \$330

**Improvements:** Power Service and Water Well; older Barn; Internal Roads and Trail System; Firebreaks; Greenfields

**Land Cover:** Borders Wind Creek for +/-3,000 feet; Mature Hardwood near creek and in smaller valleys; Loblolly Pine Plantation +/-79 acres- planted around 2000 (has been thinned); Longleaf Plantation +/-23 acres- planted around 2010; greenfields.