



Tallapoosa County +/-70 Acres Fact Sheet

Size: 70+/- Acres

Price: \$175,000

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 +/-3,200 feet.

Travel Mileage: Chuck's Marina on Lake Martin- 4 miles; Tallassee- 10 miles; Dadeville- 14 miles; Auburn- 26 miles; Montgomery- 37 miles

Property Type: Rural, recreation, hunting and timber land

Property Tax: Annual Taxes \$120

Improvements: Power Available along road frontage; Internal Roads and Trail System; Firebreaks

Land Cover: Borders Wind Creek for +/-1,700 feet; Small streams; +/-30 Mature Hardwood near creek and in smaller valleys; Loblolly Pine Plantation +/-15 acres- planted around 2000 (has been thinned), +/-33 acres planted around 2017; Small Cemetery from late 1800's.