



## Branchwater Tract Tallapoosa County +/-73.87 Acres Fact Sheet

**Price:** \$249,000.00

**Acreage:** Property was surveyed in 2018. The north and east line is the centerline of Murphy Gin Branch. The south line is the north margin of Trimble Road (a dirt and gravel, County Road).

**Property Location/ Access:** Located in east Tallapoosa County, AL on Trimble Road. Located about 5 miles south of U.S. Highway 280 and 3 miles north of Lee County Road #72 (Farmville Road). Property is a portion of Section 15, Township 20 North, Range 24 East.

**Travel Mileage:** Auburn- 10 miles; Auburn University 17 miles; Lake Martin- 12 miles; Waverly- 5 miles

**Property Type:** Hunting/ Recreation, Investment.

**Land Cover:** Pine and hardwood timber, fields, creeks, roads and trails.