



Twin Creeks Lee & Tallapoosa Counties +/-378.22 Acres Facts Sheet

Price: \$1,487,000

Acreage Source: Property was surveyed in 2018 and 2019.

Property Location/ Access: Located on Lee County Road #73 just west of Auburn and just south of Waverly/ U.S. Hwy. 280. Approximately 900 feet of Paved, Road Frontage. North side property access from Trimble Road in Tallapoosa County. A 60 feet wide and 620 feet long, Ingress/ Egress and Utility Easement links a section of the property. Property is a portion of Sections 15 & 22, Township 20 North, Range 24 East.

Travel Mileage: Auburn City Limits- 7 miles; US Hwy 280/ Waverly- 4 miles; Auburn University/ Toomer's Corner 14 miles; Auburn University Sports Stadiums- 13 miles; Lake Martin/ Blue Creek Marina- 12 miles; Columbus, GA and Montgomery- 48 miles; Birmingham- 95 miles; Atlanta Airport- 110 miles.

Property Type/ Uses: Homesite, Vacation/ Recreation Cabin site, Hunting/ Recreation Land, Horse Farm, Investment Property. Property could meet all property types/ uses simultaneously.

Land Cover: Pine and Hardwood Timber, Fields, Creeks, Roads and Trails.

+/-275 acres in 15-20 year old, Loblolly, Pine Plantations

+/-100 acres in Mature Hardwood

+/-5 acres in Fields or Open Land

+/-6 miles of Interior Roads or ATV Trails

+/-3 miles of Frontage on Creeks and Streams

Utilities Available: Alabama Power line and Loachapoka Water Authority line run across County Road #73 frontage.