



## Village at Little Texas Macon County +/-27 Acres Fact Sheet

**Price:** \$725,000.00

**Property Location/ Access:** Located in northeast Macon County, AL at 830 Jack Johnston Road, Tuskegee, AL 36083. Property is two miles east of U.S. Highway 29 and a half mile south of U.S. Highway 80.

**Travel Mileage:** Auburn- 8 miles; Tuskegee- 8 miles; Montgomery- 38 miles; Phenix City/ Columbus- 15 miles

**Property Type:** Homeplace, Rental Cabins, Event and Entertainment Venue, Camp or Retreat area.

**Grounds & Land Cover:** +/-7 Acres Developed with multiple structures, +/-20 acres in natural timber with a small stream and small open field.

**Utilities:** 200 AMP Power and Public Water run throughout development, two drilled wells (not currently in use).

**Structures and Improvements:**

Main House: +/-4,600 square feet, 5 Bedrooms/ 3 ½ Baths, Master Suite, Large Bonus Room, Basement Apartment.

Amphitheater: Large Entertainment Stage and Natural, Sloped Seating Area. 200 AMP Power.



Cottage Home: +/-1,100 square feet, 2 Bedrooms/ 1 ½ Bath, Large Master, Walk-in Closet, Central Heat/ AC, Storage, Dog Pen, Garden.

Cabin & Workspace: Central Heat/ AC, Currently Rented through November for \$500 per month, renter pays utilities. Attached Work Space with Kitchen. Large, Covered Patio.

Conversion Space: Formerly a candle shop that owner was converting into a bunk house. No electricity, water or septic plumbing has been installed.

Saloon: Long, Western Style Bar with built in tables down opposite wall. Electricity, Small Heating and Cooling unit.

Chapel: +/-1,200 square feet, Central Heat/ AC, Decorative Lighting, Altar, Pulpit, 60-70 Chairs.

Trailer Home: 2 Bedroom/ 1 Bath, Inside Remodeled/ Updated, Window Heating and Air Units.

Bathroom Facility: Men's and Women's Restrooms for event guests.

Storage Buildings: Two separate buildings for extra storage space. One has Water, Electricity and Window Air Unit.

Playground: Custom Built, Large Playground Structure under Large, Shade Trees. Plenty of surrounding lawn space.

Firepit: Stone Fire Pit with Surrounding, Bench Seating.

Gardens and Orchard: Vegetable Gardens and a Small Fruit Orchard.