



Halawakee Creek Tract

Lee County, AL +/-370 Acres

Facts Sheet

Price: \$1,406,000.00

Property Location/ Access: In northeast Lee County, within Sections 26, 27, 34 & 35 of Township 20 North, Range 28 East. Property has frontage at the dead end of Lee County Road #259. County Roads running across property have been abandoned by legal process and converted into private, interior roads.

TRAVEL MILEAGE: Auburn/ Opelika- 11 miles; Columbus, GA- 23 miles; Atlanta- 99 miles

SHAPE: Irregular

ADJACENT LAND USES: Timberland/ Recreational/ Sparse Single-Family Residential. Adjacent +/-730 acres is also available for purchase.

CURRENT USE FOR PROPERTY: Timberland: Loblolly Pine Stands Planted in 1995 (ready for a second thinning); Mature, Natural Hardwood and Pine Stands; Natural Regeneration.

Property joins Halawakee Creek (7,000+ feet of frontage) and another large creek (8,000+ feet of frontage). A couple of smaller streams flow through the property.

ZONING/ PUBLIC SERVICES: No zoning. Electricity provided by Alabama Power along Lee County Road 259. Public water is available from Lee County Road 259. Land line and wireless telephone service available.