



## Elmore County 21.46 Acres More or Less Fact Sheet

**Size:** 21.46 Acres more or less (per 2014 survey)

**Price:** \$77,500

**Property Location/ Access:** In Elmore County just east of Wetumpka, AL. Property includes portions of Sections 12, 13 within Township 18 North, Range 19 East. Substantial frontage, north and south, on Charlie Rosa Blvd., West of Jug Factory and South of Hwy 14 and Owens Rd.

**Travel Mileage/time:** Wetumpka- 6.7 miles, 14 minutes, Montgomery- 22.6 miles, 36 minutes, Tallassee- 16.6 miles, 27 minutes (Bing Maps)

**Property Type:** Rural, development, investment, timber and recreation

**Property Tax:** 2013 taxes: \$57.00

**Improvements:** Internal road and trail system; small green field sites.

**Land Cover:** Five acres of mature pine and hardwoods, 15 acres of planted Loblolly pine (planted-1996) thinned in 2014. Small power-line easement. Property surrounded by forested landscape and scattered home places.

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