



Lee County, AL 7.97 Acres Facts Sheet

Price: \$120,000.00

Acreage Source: Property was surveyed in 2017.

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. Property is a portion of Section 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.

Deed Restrictions: No mobile, modular or manufactured homes. RV's must be covered and cannot serve as a permanent residence. No commercial businesses that are run in a public manner. Property can be divided into a maximum of two separate, deed parcels.

Easement: Property has a 60 foot wide, ingress/ egress and utility easement that runs beside one property line to two neighboring properties.

Land Cover: Cleared Building Site, Two Creeks, Roads and Trails, Pine and Hardwood Trees.

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