



Lake Harding, Halawakee Creek Tract

Lee County, AL +/-730 Acres

Facts Sheet

Price: \$3,467,500.00

Property Location/ Access: In northeast Lee County, within Section 2 of Township 19 North, Range 28 East and Sections 34, 35 & 36 of Township 20 North, Range 28 East. Property has frontage on Lee County Roads #158 (3,500+ feet) and #259 (+/-100 feet). 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 +/-370 acres is available for purchase.

CURRENT USE FOR PROPERTY: Timberland: Loblolly Pine Stands Planted in 1994 (+/-100 Acres), 2005 (+/-70 Acres) & 2010 (+/-370 Acres); Mature, Natural Hardwood and Pine Stands (+/-190 Acres). Some of the Pine Stands are ready for first or second thinnings.

Property joins both Lake Harding (GA Power Boundary) and Halawakee Creek. Another large creek and a couple of smaller streams flow through the property.

ZONING/ PUBLIC SERVICES: No zoning. Electricity provided by Alabama Power along Lee County Roads 158 and 259. Public water is available along Lee County Road 158 and 259. Land line and wireless telephone service available.