



Chambers County +/-495 Acres Fact Sheet

Price: \$1,831,500.00

Acreage: +/-495 Acres

Property Location/ Access: Located in the Marcoot community of west, central Chambers County, AL. Property can be accessed by Chambers County Roads #110, #64 and #65.

Travel Mileage: Auburn/ Opelika- 30 miles; LaGrange, GA- 34 miles; LaFayette- 7 miles; Lake Martin- 35 miles

Property Type: Outdoor Recreation, Timber Investment

Land Cover: +/-345 acres in 15-30 year old, Merchantable, Loblolly Pine Plantations. +/-130 acres in Mature Hardwoods. +/-20 acres in Greenfields/ Openings. Several Creeks and Streams throughout the property. +/-10 miles of Interior Roads, Trails and Firebreaks in an around the property. Property has a total of +/-1 mile of County Road frontage.

Utilities: Electricity Available inside the property. Underground Phone Cable along a portion of the road frontage.