

**2946 West Hickory Grove**

**Fact Sheet**

***Size*:** 26.35 +/- acres

***Price*:** $87,500.00

***Property Location/ Access*:** Located in the Southwest Region of Montgomery County in the north end of Lapine, Alabama. Located in Section 34, Township 13, and Range 17. The Property has approximately 700 foot of road frontage on the north side of West Hickory Grove Road.

***Travel Mileage*:** Downtown Montgomery- 25 miles, Greenville- 25 miles,

Troy- 35 miles, Prattville- 33 miles, Lowndesboro- 25 miles

***Property Type:***Rural, Residential, Timber, Recreational Land, Hunting Land

***Property Tax*:** Annual Taxes $ 82

***Improvements*:** Established house site, 3 wooden sheds/barns located around the house site, Power and Water on the property, Septic Tank located at house site, road system throughout property, Wildlife food plot, Pond site

***Land Cover*:** The property has different stages of planted pines, Most pines are 12-15 foot tall loblolly with a hardwood drain following the creek.