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***Calabee Creek Farms***

***HWY 80 MACON COUNTY ALABAMA***

**SIZE:**  280 +/- ACRES

**Location:** 22 +/- miles from the western city limits of Auburn; 30 +/- miles from downtown Montgomery

**TERRAIN:**  Gently sloping topography upon entry. Receding in elevation moving in a southernly direction. Acres of bottom land rest against 3,500 +/- feet of Calebee Creek.

**STRUCTURES:**  2,000 +/ square foot cabin 4-bedroom and 2 full baths; Inviting screened in porch overlooking the lake; Dual stone fireplaces; Cyprus walls and ceilings; massive pole barn with concrete floors; Work benches and an efficiency apartment under roof

**SPECIAL FEATURES:**  Incredible 5 +/- acre stocked pond surrounded by beautiful Cyprus trees and live oaks. Bonus ½ +/- acre lake stocked with copper nose bream and striped bass. Seemingly endless number of planted pears, plums, and apple trees are strategically planted throughout the property. Mass producing trees such as sawtooth, nuttall, white and red oaks are in abundance.