



## Lee Road 78 Facts Sheet

**Acreage:** +/- 52 acres

**Property Location/ Access:** Located in western Lee County, AL, turn off of CR 188 onto CR 78, which is a very well-maintained county dirt road. The property is .5 miles down CR78 on the left. The property is less than 3 miles from Auburn city limits. The property is a part of Section 36, Township 20 North, Range 24 East.

**Travel Mileage:** Downtown Auburn- 10 miles; Auburn (Publix Shopping Center)- 9 miles; Highway 280/Waverly 5 miles to the north.

**Property Type/Potential:**

- Numerous potential homesite(s), Mini-Farm/Horse Farm(s) and/or development
- Potential pond site (area has been evaluated and is suitable for a pond)
- 720' ridge has been mulched, beautiful sunset views
- Approximately 2350' road frontage on CR 78
- Approximately 2.5 miles of trails throughout property and along perimeter
- Lee Road 78 terminates just beyond the property

**Utilities:** Power, Loachapoka Water Authority (fire hydrant within 450' of western border along LR 78), and Point Broadband Fiber are available along the entire span along CR 78 ROW of the property.

**Land Cover:** +/- 41 acres of 10-year-old natural regenerated forest, +/-11 acres recent cutover.

**Note 1:** There are no deed restrictions on the property.

**Note 2:** Property is not in the Auburn 2030 Plan

**Note 3:** Property is co-owned by a licensed realtor