



(334)-279-6311

HIDDEN GEM WITHIN 2 MILES OF AUBURN CITY LIMITS!

County: Lee City: Auburn

\$982800



HIDDEN GEM WITH GORGEOUS SUNSET VIEWS. THIS TRACT HAS ENDLESS POSSIBILITIES AND FEATURES A 720' ELEVATION RIDGE THAT RUNS OVER 700' IN LENGTH AND OFFERS UNOBSTRUCTED WESTERN SUNSET VIEWS, A YEAR-ROUND SPRING THAT FEEDS A CREEK AND IS SUITABLE FOR A POND SITE, 2 ½ MILES OF TRAILS THROUGHOUT THE PROPERTY, ABUNDANT WILDLIFE ON THE PROPERTY, AND A NICE MIXTURE OF NATURAL REGENERATION PINE AND HARDWOOD TIMBER. THIS SPECIAL PROPERTY IS ONLY A SHORT 15-MINUTE DRIVE TO DOWNTOWN AUBURN AND IS AN EXTREMELY RARE OPPORTUNITY TO PURCHASE FOR A FAMILY THAT DESIRES TO LIVE IN A PRIVATE COUNTRY SETTING. THE PROPERTY IS LOCATED JUST FAR ENOUGH OFF OF LEE ROAD 188 TO PROVIDE A VERY PEACEFUL SETTING THAT IS SAFE FOR FAMILY MEMBERS AND PETS, BUT CLOSE ENOUGH TO ENJOY ALL THE CONVENIENCES THAT AUBURN/OPELIKA HAS TO OFFER. THIS WOULD BE A GREAT POTENTIAL HORSE FARM PROPERTY, MULTIPLE FAMILY HOME-SITE PROPERTY, OR LARGE ESTATE. THE POSSIBILITIES ARE ENDLESS WITH THIS TRACT.

THE PROPERTY ALSO HAS TREMENDOUS DEVELOPMENT OPPORTUNITIES WITH NUMEROUS POTENTIAL HOMESITES, OVER 2350 FEET OF ROAD FRONTAGE ON COUNTY ROAD 78, ALABAMA POWER, LOACHAPOKA WATER, AND POINT BROADBAND FIBER INTERNET ALONG THE ENTIRE SPAN OF ROAD FRONTAGE!! THIS PROPERTY IS LOCATED IN ONE OF THE FASTEST GROWING AREAS OF ALABAMA AND IS LESS THAN 2 MILES FROM AUBURN CITY LIMITS!!

Listing Agent is a part owner of the property.

AGENT INFO

Stewart Robbins

Auburn, Alabama

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FACT SHEET

Status:	For Sale
Near:	Auburn
Acres:	52
Road Access:	Lee County Road #78
Power:	Available
Public Water:	Available
Terrain:	Rolling
Surface Water:	Creek
Improvements:	Fiber Optic Internet Available