

Macon Co., AL

SEE PHOTOS
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Reference # 564

More info at
334-321-1865
Agent: Lisa Love

Land For Sale
191.44 acres
\$717,900

Exclusive Agent For Owner

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- Rare Find!! CRP Grass Land with annual payments until 2031
- Excellent Wildlife, Recreation, Conservation Opportunity in eastern Macon County
- Located 3 miles east of Tuskegee and 18 miles west of Auburn
- Looking for water? This place has a scenic fishing pond + 2 wildlife/cattle watering holes. Also, 1400' along a perennial creek + another stream.
- LOTS of possibilities for bigger water/lake on this level to rolling land
- ½ mile to paved Co Rd 10 on a gated, Deeded Easement Driveway
- 97.5 acres in open CRP grass land maintained for wildlife and erosion prevention
- 24+- acres of planted pines, ready to be thinned
- Great wildlife cover in 10+- acres of brushy woods along the narrow interior streams
- The remaining 60+- acres are some of the prettiest woods I have seen. The understory is clean making for pleasurable walking and long hunting views. The many tree species include some massive mast producing white and red oaks.
- With this varied habitat, expect prolific wildlife! Turkey (I saw 3 today), whitetail deer, hog, squirrel, and others. Easy layout for large dove fields, too.
- This long-owned family land was recently divided between siblings, making this the first opportunity to own a property of this quality and diversity in many decades. The surrounding land is owned by family members and other large, stable landowners who respect the land and the wildlife.
- About 8 miles to I-85 Exit 38 (Tuskegee/Notasulga) with easy access to Montgomery, AL (36 miles) and Atlanta's Hartfield-Jackson International Airport (118 miles or 1 hour 45 minutes)

All distances, acres & boundary line flagging are estimates and should be independently verified.

Access is BY APPOINTMENT ONLY. Call the agent, Lisa Love, 334-321-1865, to make an appointment to tour or for more info.

Driving Instructions

Click on Google Maps live line here >[driveway](#)< (takes you to the property)

From I-85 Exit 38 (Tuskegee/Notasulga) (About 8 miles/14 minutes to the property)

From Exit 38 head south on AL-81S/Notasulga Road towards Tuskegee. In 0.5 miles turn slightly left onto Chappie James Ave. Go 2.0 miles, passing the famous Tuskegee Airmen Museum and Airfield. Turn right onto US 29S/US 80W and go 1.8 miles into downtown Tuskegee. Turn left at a traffic light onto S Main St. Go 1.4 miles and angle left at the Yellow Store onto Co Rd 26/Old Columbus Road. In 0.5 miles turn right onto Co Rd 10. The Property Gate and Driveway will be on the right in 1.4 miles. This will be the 2nd driveway on the right past the Macedonia Baptist Church.

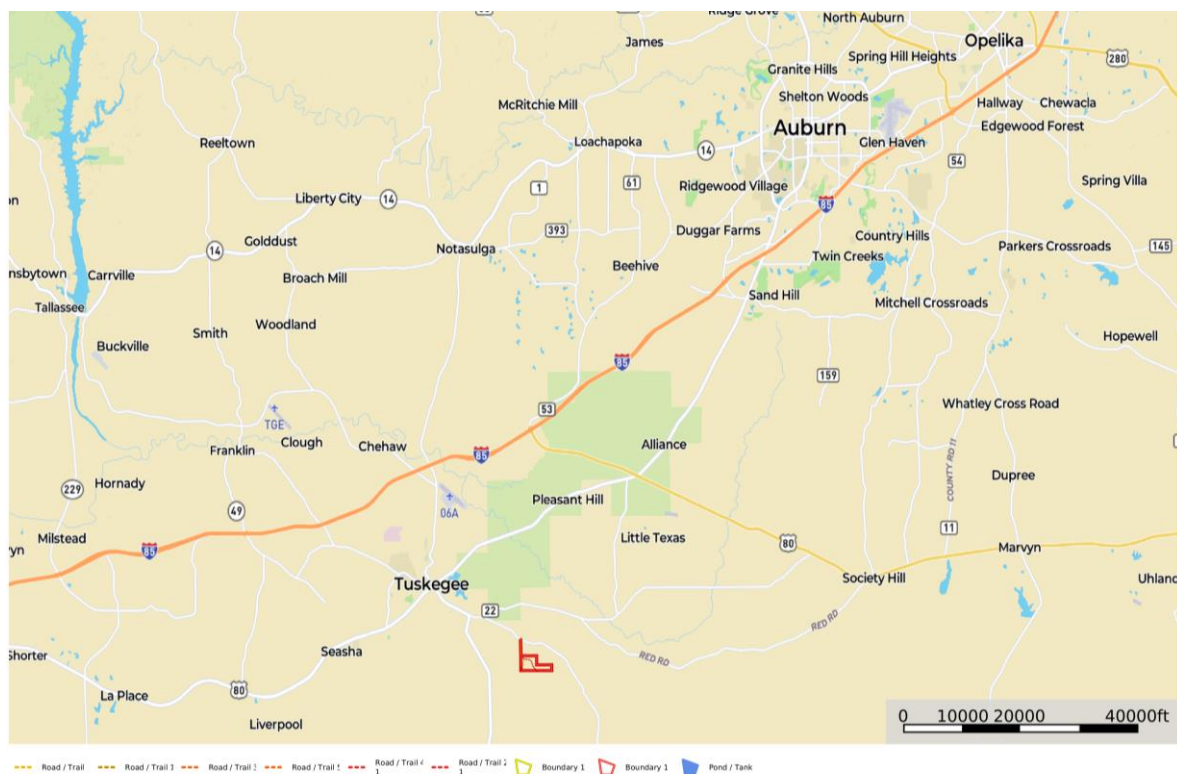
The property gate will be locked and access is BY APPOINTMENT ONLY. Call the agent, Lisa Love, 334-321-1865, to make an appointment to tour or for more info.

IMPORTANT NOTICE

Investment in rural land carries risk and this offering is made with conditions.

This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty as to completeness or accuracy of maps and other information provided here. No representation or warranty is made about this property, express or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency

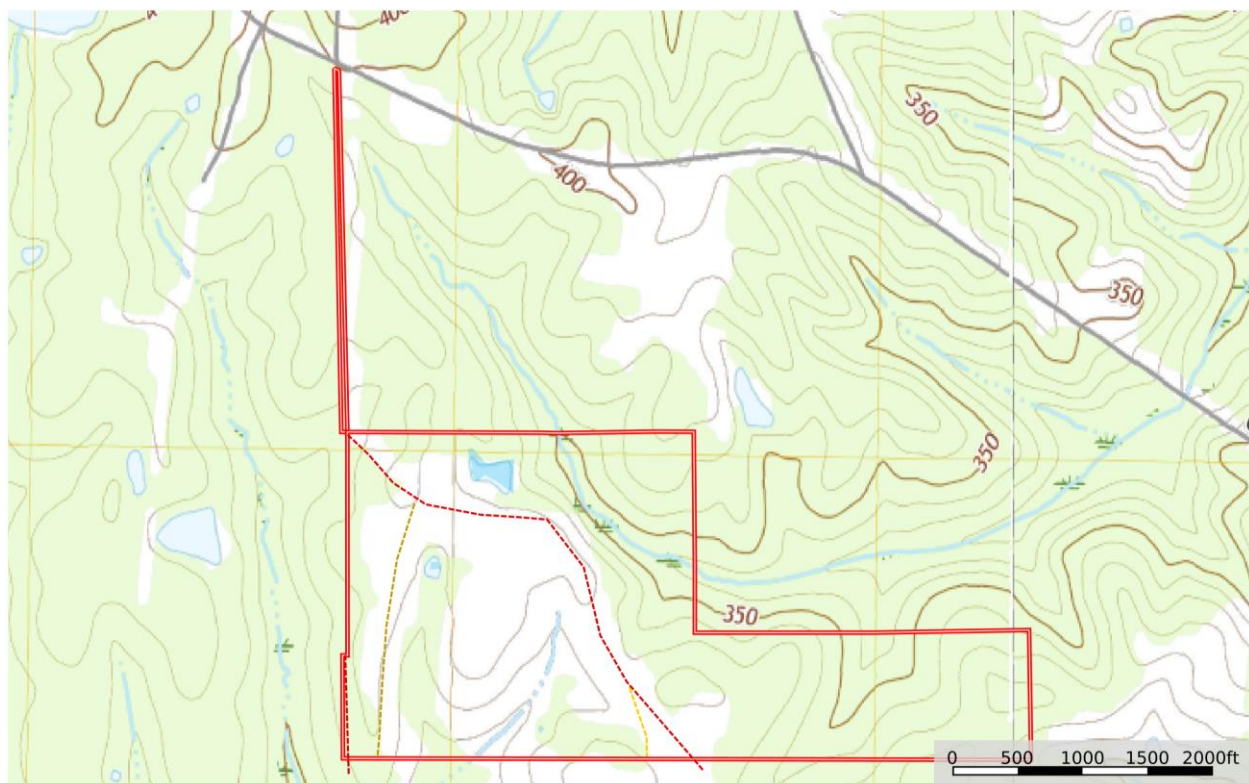
Location Map



Melisa Love

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Topographic Map



Aerial Photo

