

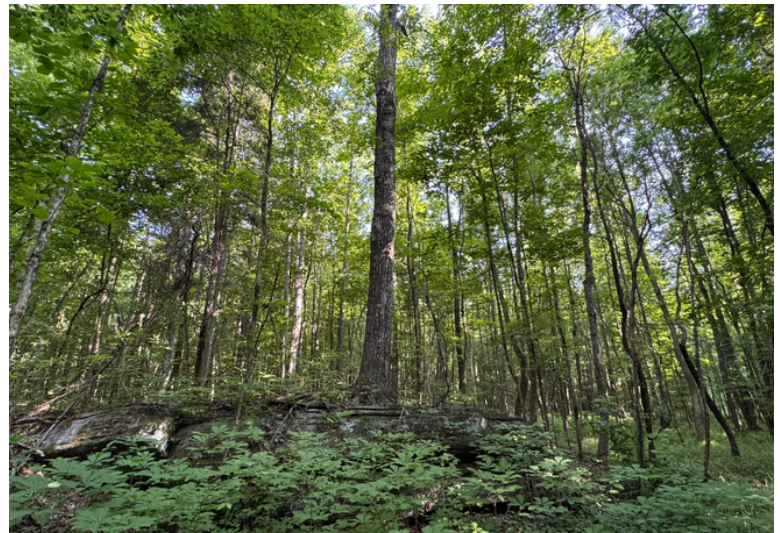


SOUTHEASTERN

LAND GROUP

174 +/- Camp Hill, Lee County, AL

If you are looking for a great hunting and recreational property, that offers plenty of privacy, within close proximity to Auburn and Lake Martin, you need to see this one! This 174 +/- Acre tract is located on County Road 70, in Camp Hill/Waverly area of Lee County, Alabama. This great property has substantial timber of all product classes, as it consists of a mixture of both hardwood and pine species. An immediate return on investment can be had with a strategic timber harvest that would also maximize the wildlife habitat already in place. It has some food plot areas in place, with a couple of nice deer stands with the posts made from power poles. The diversification of the timber stands, make this property ideal for the recreational hunter. There are areas of mixed hardwood and pines, as well as a few areas of planted pines that are in need of a heavy thinning, along with the power line and food plots, providing great "edge" to the wildlife corridors, that deer and turkey love. There is a large flowing creek that dissects the property and a crossing made of the metal structure of two tractor trailers, great to drive over in your UTVs and side by sides. It also features a large power line easement, that cuts across the property making it great place for wildlife habitat and additional food plots. The enclosed pole barn, allows you to have a place to stay the night and park your tractor and side by side out of the weather. This is a very private, but convenient tract to get to. It is 15 minutes to Lake Martin, 20 Minutes to downtown Auburn, 1 hour 45 minutes to Atlanta Airport, 1 hour 45 minutes to Birmingham, and 1 hour to Montgomery. For more information about this property and to schedule a tour, please call Claire Hill, Brian Watts, or John Hardin.



\$1,500,000

View online at johnhardinland.com

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