



Auburn Oaks
543± Acres Macon County, AL
\$3,000,000

Property Description:

Located in Macon County Alabama just a short fifteen-minute drive from Auburn University, Auburn Oaks offers approximately five hundred and forty-three meticulously maintained acres for you to enjoy. Overlooking one of three lakes on the property, this four bedroom three bath historic home is surrounded by extensive landscaping that creates a peaceful setting for family gatherings or quiet afternoons. In addition to the main house, there is a separate bunk house with commercial bathroom facilities and ample indoor storage for equipment. Wing shooting is an old tradition at Auburn Oaks and the management of the property has been tailored to provide an enjoyable and successful hunting experience. A stand of young longleaf pines covers approximately ninety acres and another eighty acres of loblolly has been created to provide quality habitat and facilitate hunting opportunities for friends and family. Elsewhere on the property, mature pines and hardwoods provide beneficial habitat for whitetail deer and turkeys and the three lakes are frequented by various species of waterfowl. All of this located just minutes from all the conveniences and activities of Auburn.

By Appointment Only: To schedule an appointment to view the property, please call Chandler Graham *Phone (334)-734-1382*email cgraham@larsonmcgowin.com. Any potential purchaser exercising the privilege of examining the property does so at his (its) risk with regard to any condition on the property, whether patent or latent, known or unknown, to Seller and Seller's agent, and does release and agree to defend and indemnify Seller and Seller's agent from any and all claims for any damage or injury whatsoever, including attorneys' fees and costs, incurred in connection with or resulting from the potential purchaser's examination of or presence on the property.

Representations of the Seller: Although the Seller believes the information presented in this Property Package is factual and accurate, no warranty is expressed or implied with respect to any information contained herein, including but not limited to: the timber estimate data, acreage estimates, the plotting of the boundaries on aerial photographs or maps, or any information supplied by Seller or by Larson & McGowin Properties LLC.

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Branch Offices:
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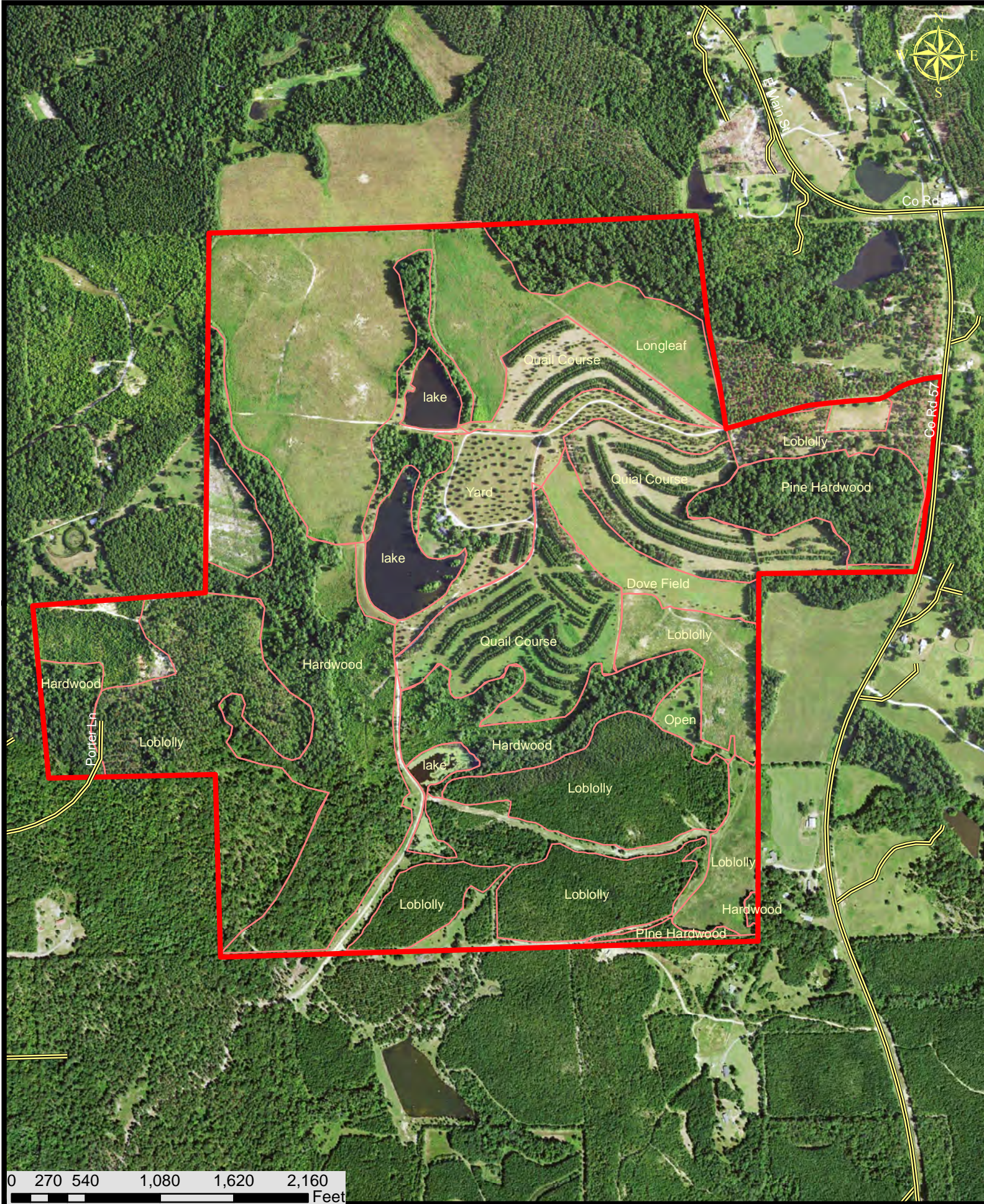


Inquiries: Inquiries concerning the Seller's property are to be directed to Chandler Graham *Phone (334)-734-1382 *email cgraham@larsonmcgowin.com.

Brokerage Disclosure: Larson & McGowin Properties LLC. is the agent of the Seller and represents the Seller in this transaction.

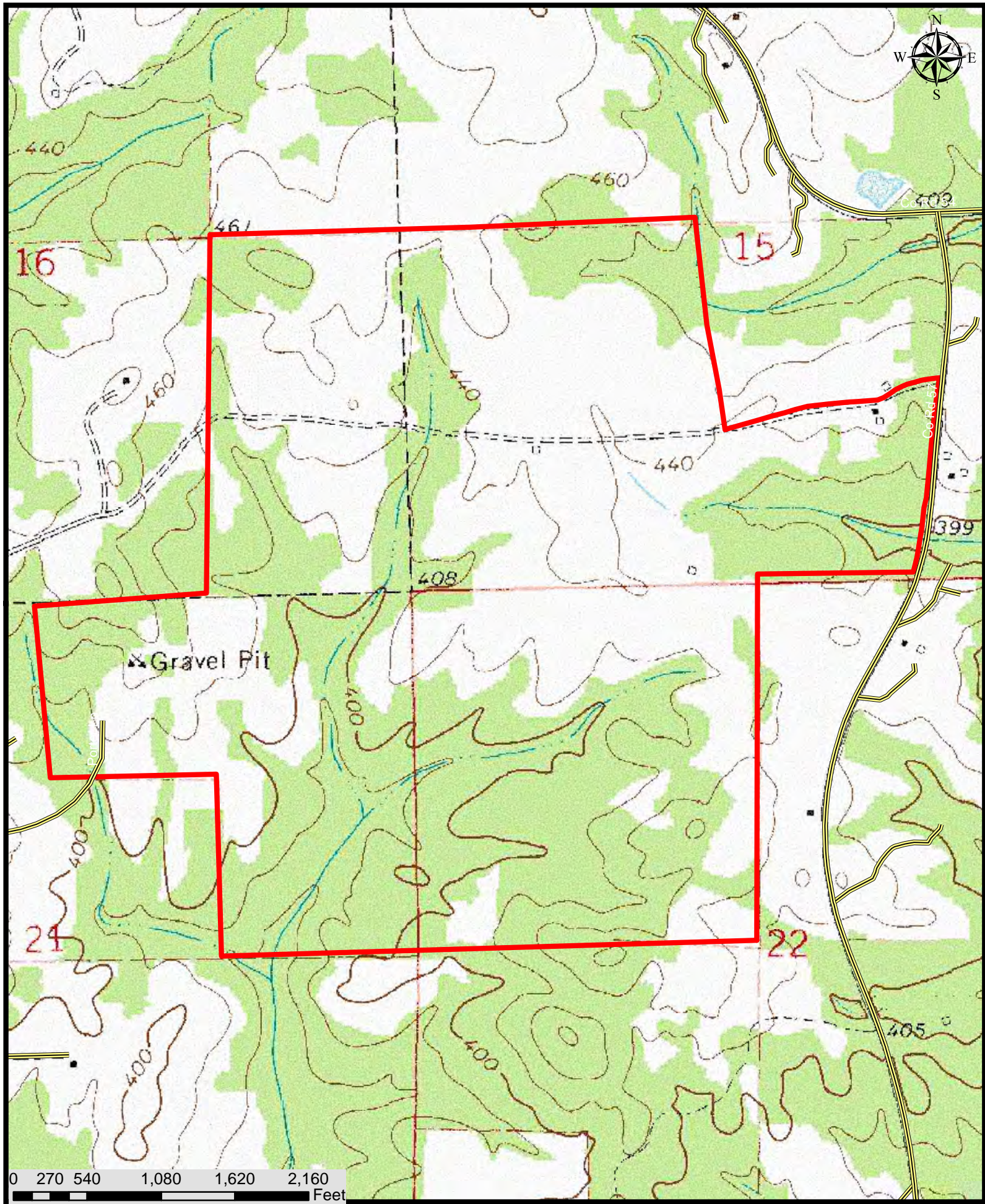
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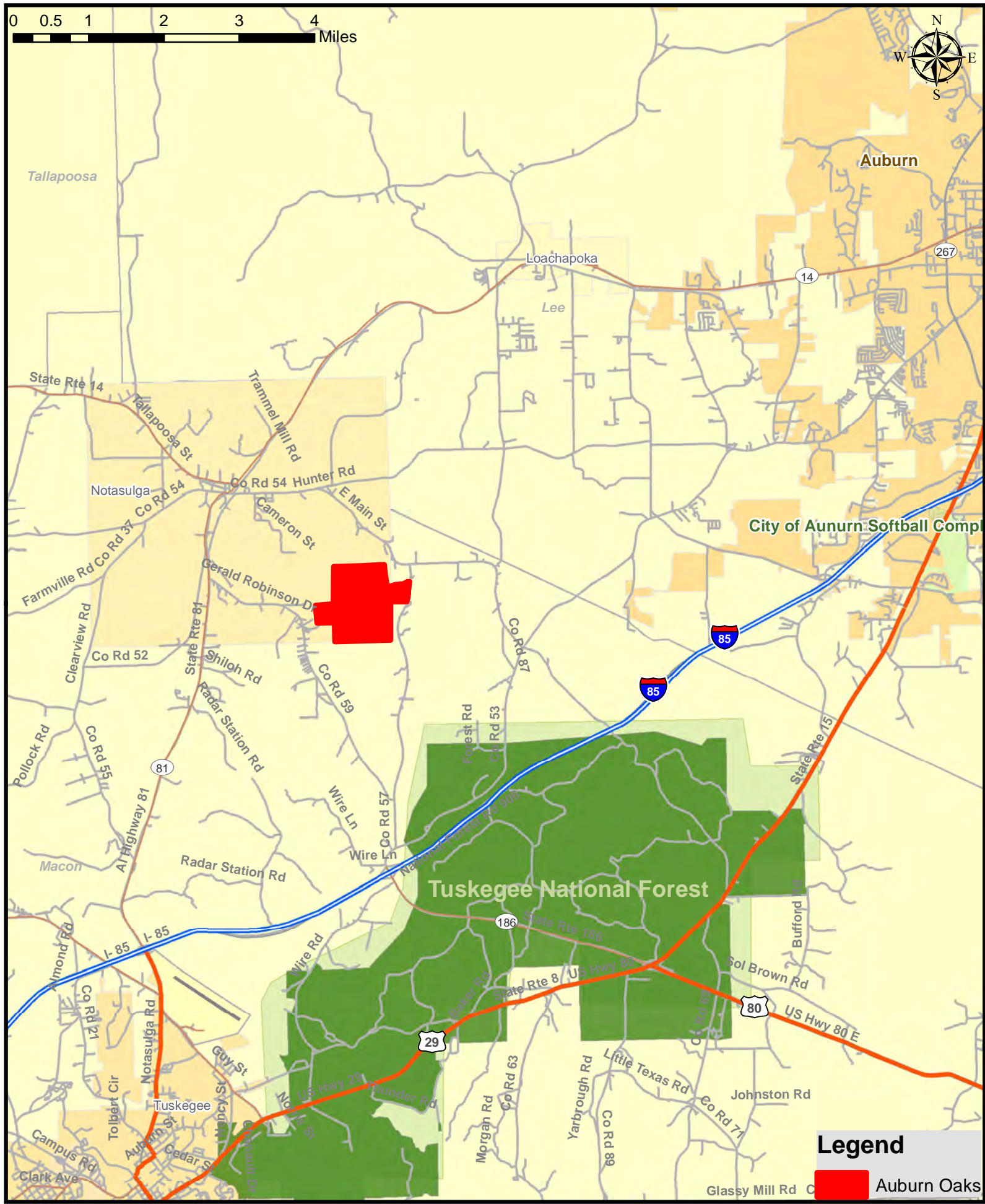
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