



Coosa County +/-79.5 Acres Fact Sheet

Size: 79.5+/- Acres

Price: \$159,000- **Reduced!**

Property Location/ Access: Located in southwest Coosa County just east of the Coosa River and south of AL Hwy #22. Property fronts Coosa County Road #459. Property is a part of Section 22, Township 21 North, Range 17 East

Travel Mileage: Rockford- 12 miles; Clanton- 16 miles; Wetumpka- 22 miles; Montgomery- 35 miles; Birmingham- 65 miles

Property Type: Rural, timber and hunting land; potential homesite

Property Tax: Annual Taxes \$120

Improvements: Internal road and trail system; greenfields; firelanes

Land Cover: Loblolly Plantation that has been thinned for improved timber production; creek with mature, hardwood timber on both sides; greenfields; and old pond site (may be reworked at a fraction of the cost to build new pond)