



Heritage Hill
375 ± acres Macon County, Al
\$1,200,000

Property Description: Located in Macon County just south of Tuskegee this tract contains 375+- acres complete with a brand new custom built cabin. The property offers the new owner a great deal of diversity with timberland, pasture, two potential lake sites and several existing stock ponds. The recently planted loblolly plantations were planted with improved loblolly seedlings ensuring a quality plantation in the future. The potential lake sites could be further developed to provide approximately 15 acres of water for livestock or recreation.

Acres by Cover Type

Cover Type	Acres
Food Plot	7
Hay Fields	69
Homesite	5
Loblolly	141
Pasture	32
Pond Site	15
Hardwood	106

The cypress sided cabin has two bedrooms and 1.5 baths with a large eat in kitchen, utility room and den. There is a separate kitchen which is accessed from the porch along with a fire place, built in outdoor grill, and TV. The large front porch and side porch make the perfect spot to enjoy the view of the property. In addition to the house there is an equipment shed, fenced paddock as well as hay/equipment barn. This is a turn-key property conveniently located to Montgomery and Auburn and would make a great horse farm, family getaway or hunting property.

One Office Park Circle Suite 100 Birmingham, AL 35223
(205)-977-7706 • (205) 977-7708 Fax
www.larsonmcgowinproperties.com

Branch Offices:
Greenville and Mobile, Alabama • Merryville, Louisiana



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.

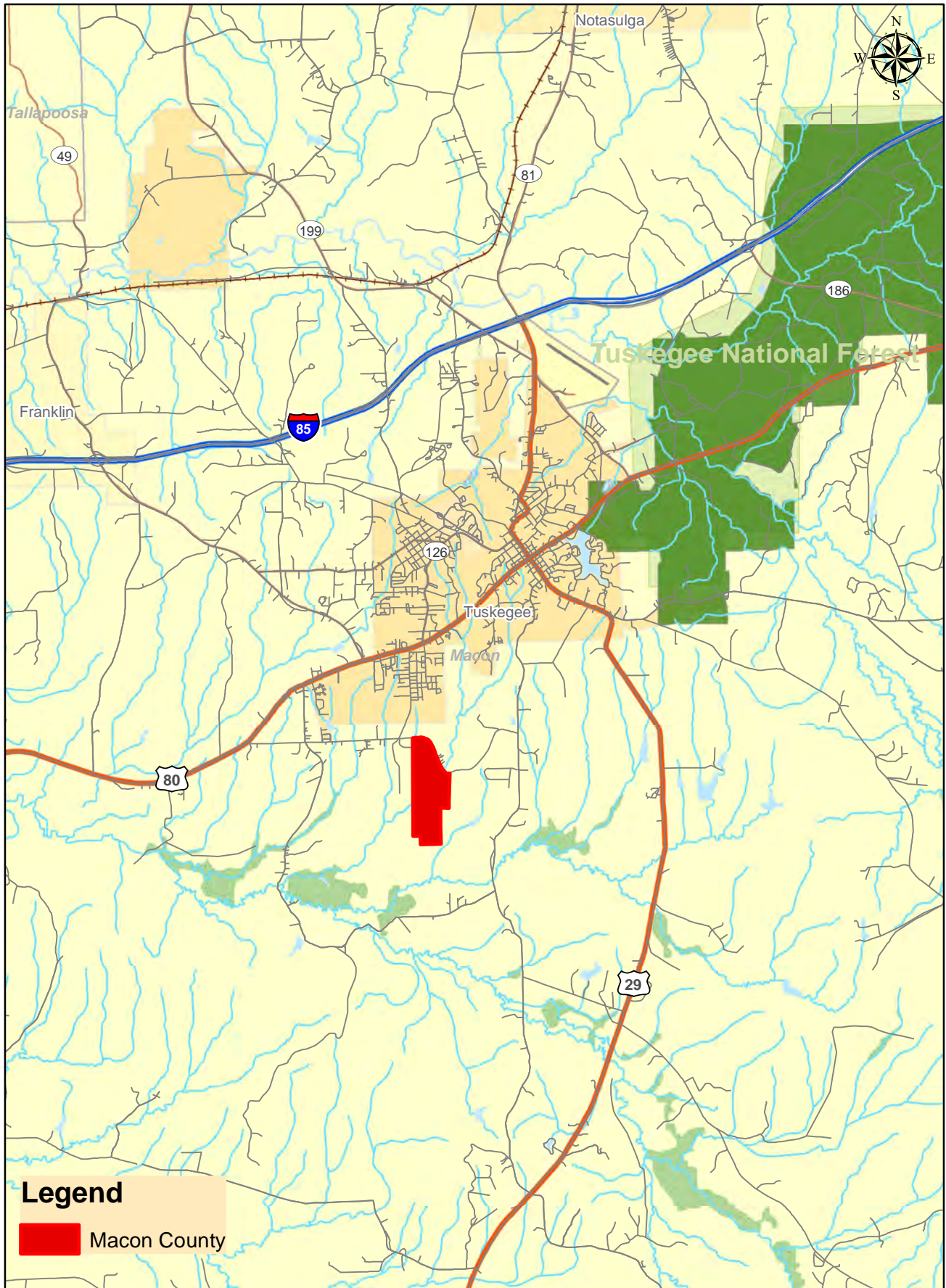
Inquiries: Inquiries concerning the Seller's property are to be directed to Chandler Graham *Phone (334)-734-1382*email cgraham@larsonmcgowin.com.

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


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375 +/- Acres Macon County, Alabama



Legend

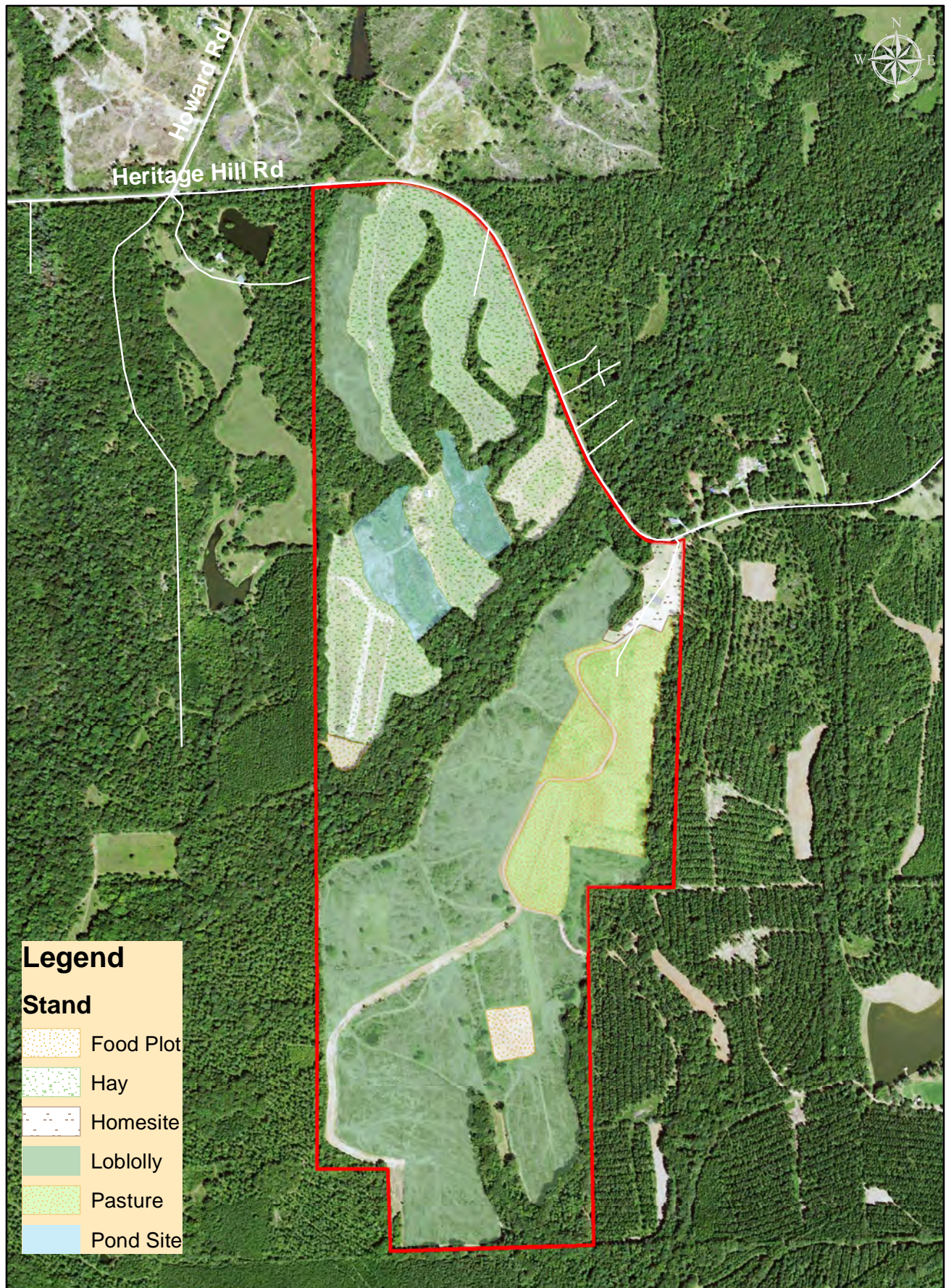
 Macon County

0 5,500 11,000 22,000
Feet

Larson & McGowin
PROPERTIES

Map is for illustrative purposes only. Accuracy is neither warranted or guaranteed

375 +- Acres Macon County, Alabama

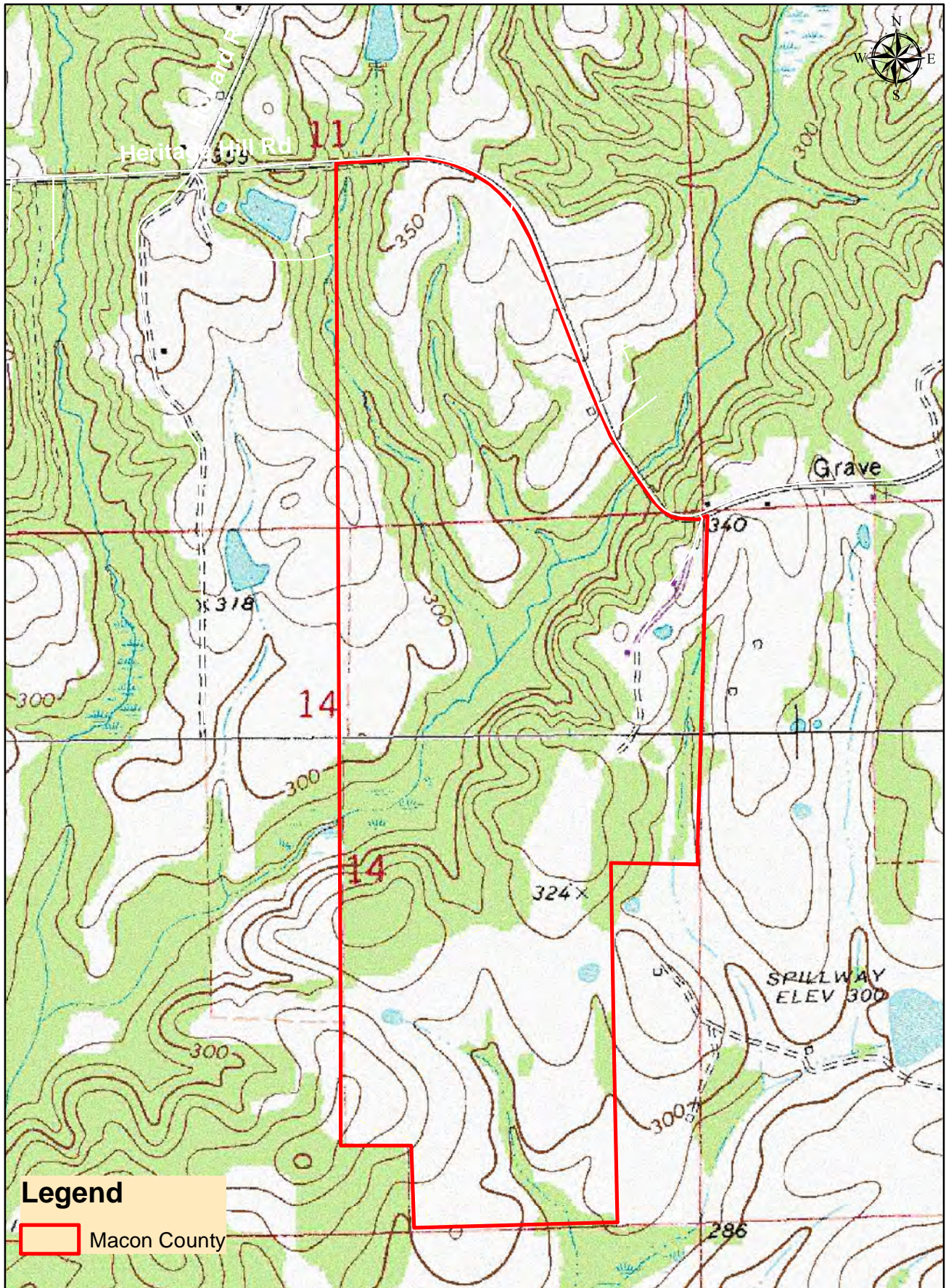


0 550 1,100 2,200
Feet

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375 +/- Acres Macon County, Alabama



Legend

Macon County

0 550 1,100 2,200
Feet

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