



Elmore County, Eclectic Community

+/-48.5 Acres

Price: \$178,237.00

Location/ Access: Part of TWP 20North, RNG 20East, Sections 34 and 35.
Property fronts Old Avant Road just north of Eclectic in northeast Elmore County.

Size: +/-48.5 Acres

Terrain: Flat to Gently Rolling

Use: Homesite, Recreation/ Hunting, Timber

Features/Description: Country homesite with a beautiful pond on level, wooded land that is a very short drive to the quaint town of Eclectic and the heart of Lake Martin. The pond is +/-3.5 acres with several potential homesites located around its banks. There is an older barn and a new, steel frame storage area near the center of the land. An older home is located on one corner of the property at the county road. It has been used for storage for many years now. The owner has done an excellent job of maintaining roads, greenfields and firelanes throughout and around the tract. Utilities are available along the quarter mile plus of county road frontage.

Agent: Brad Nolen

Neither the Seller nor the agent or representatives warrant the completeness or accuracy of this information. There are not representations, warranties, or guarantees, expressed or implied, whatsoever as to the property. Prospective buyers should satisfy themselves as the accuracy of the information provided.

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