



GREAT SOUTHERN  
*Land*



**Tallapoosa River Tract #18-001**  
**159+/- Acres, Cleburne County, AL**  
**Offered for \$595,000**

This tract consists of 159+/- acres in Cleburne and Randolph Counties. It is located on a private road with ½ of a mile of frontage on the beautiful Tallapoosa River. There are numerous sites that are ideal to build your own river cabin or a full time residence.

This tract has it all, mature timber, river frontage, abundant wildlife, privacy, and a good road system that allows access to the entire property. This is one tract that you need to see to fully appreciate its beauty! In addition to all that, it is priced \$100,000 under its appraised value.

The photo above is a 15 acre +/- open field on the east side of the tract that is adjacent to the Tallapoosa River. It lends itself well to being planted in corn or soybeans. An area this size planted for game will draw deer and turkey from long distances.

[www.GreatSouthernLand.com](http://www.GreatSouthernLand.com)

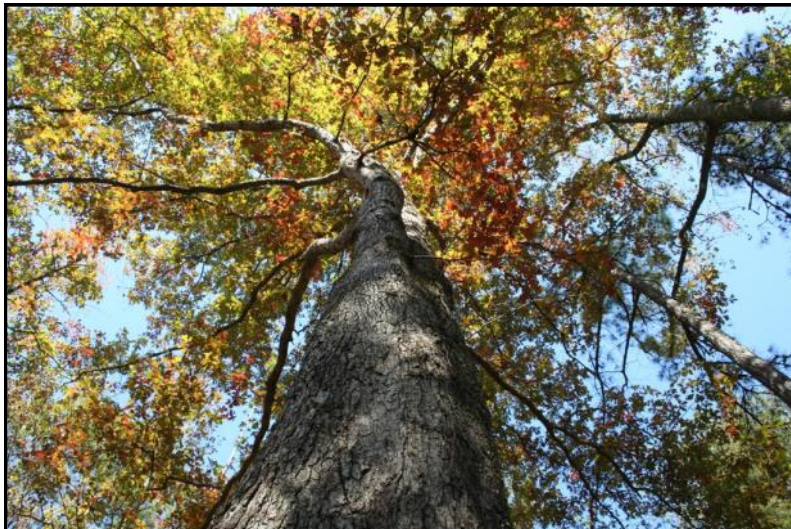


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**For a tour or more information call:**

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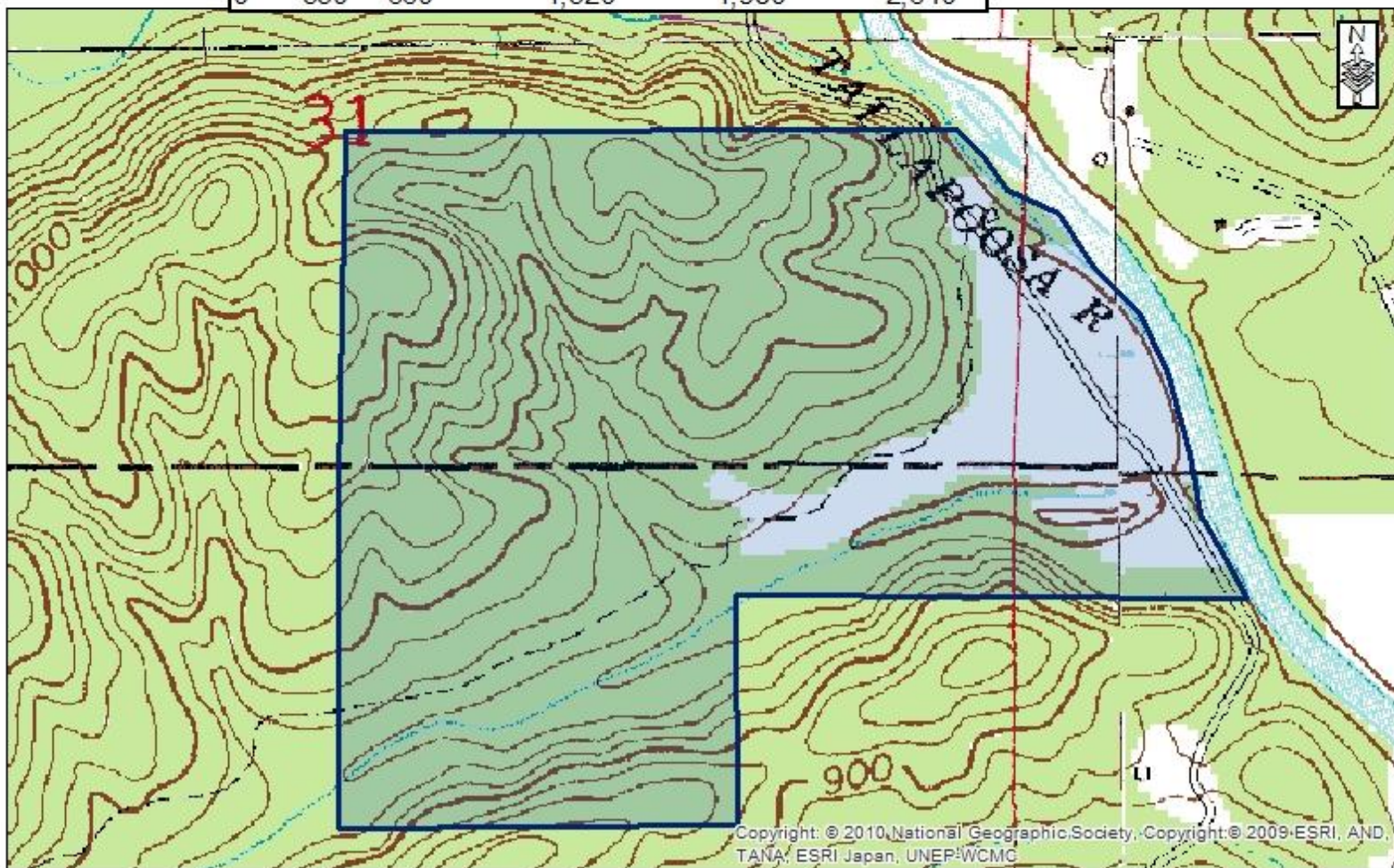
2011 USDA Aerial



### Tallapoosa River Tract

Sec. 31 & 32; T17S, R10E; Cleburne Co., AL  
Sec. 5 & 6; T18S, R10E; Randolph Co., AL

0 330 660 1,320 1,980 2,640 Feet



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**Mixed stand of hardwood and pine on tract**

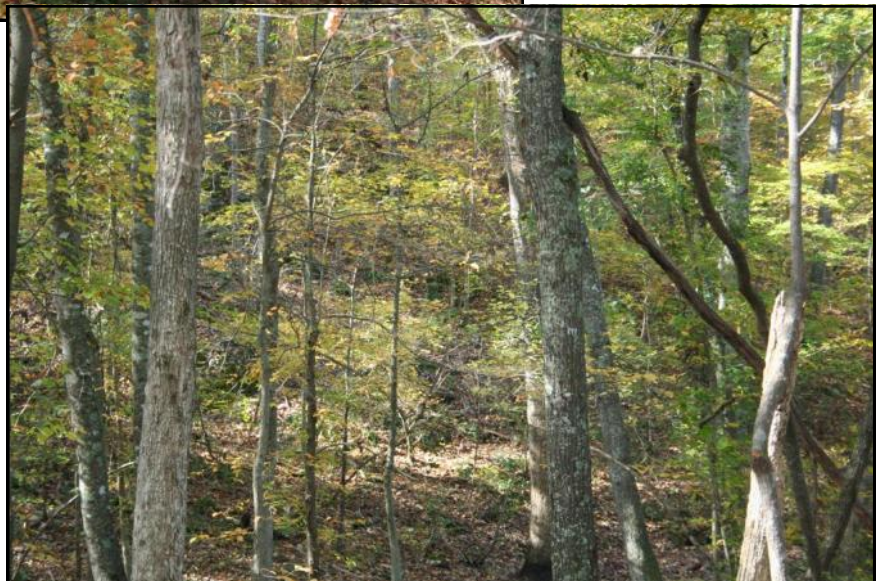


**View of beautiful Tallapoosa River**



**View looking to the north on the Tallapoosa River. This is where the crappie and bass stack up in the shoals during the spring**

**One of the several hardwood draws that has an abundance of mature White Oaks**



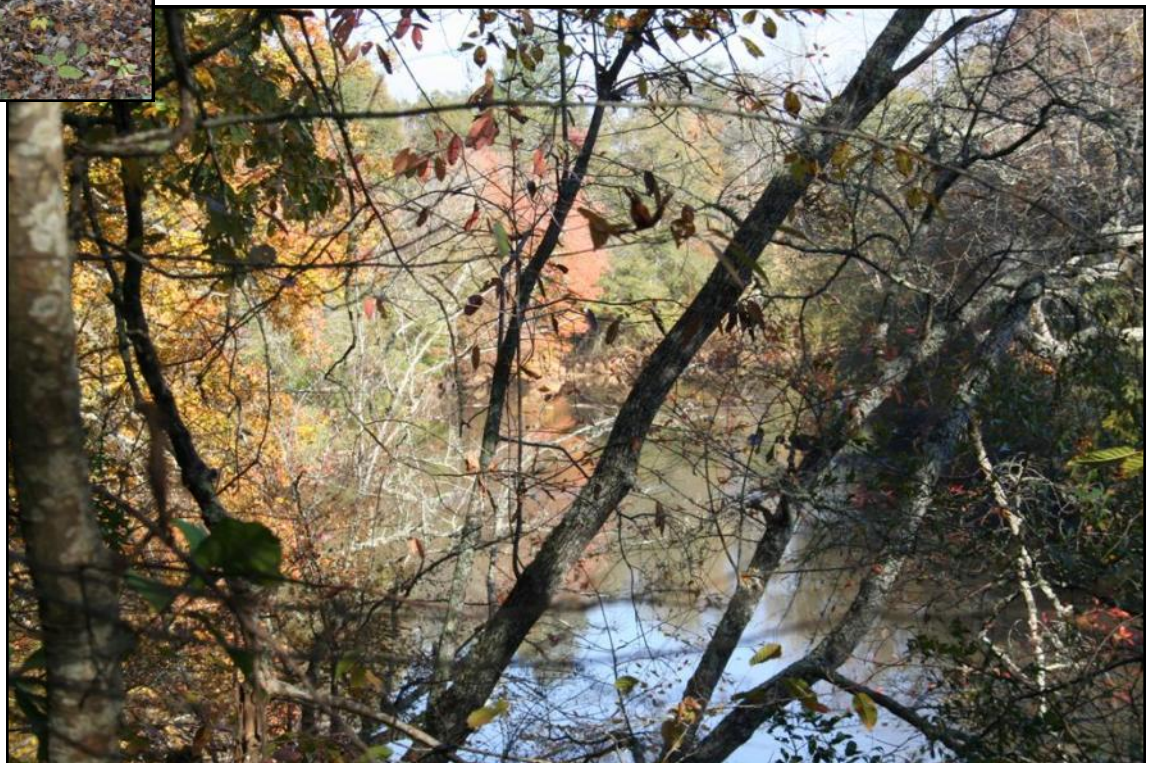
**A healthy stand of pines near the northern property line**

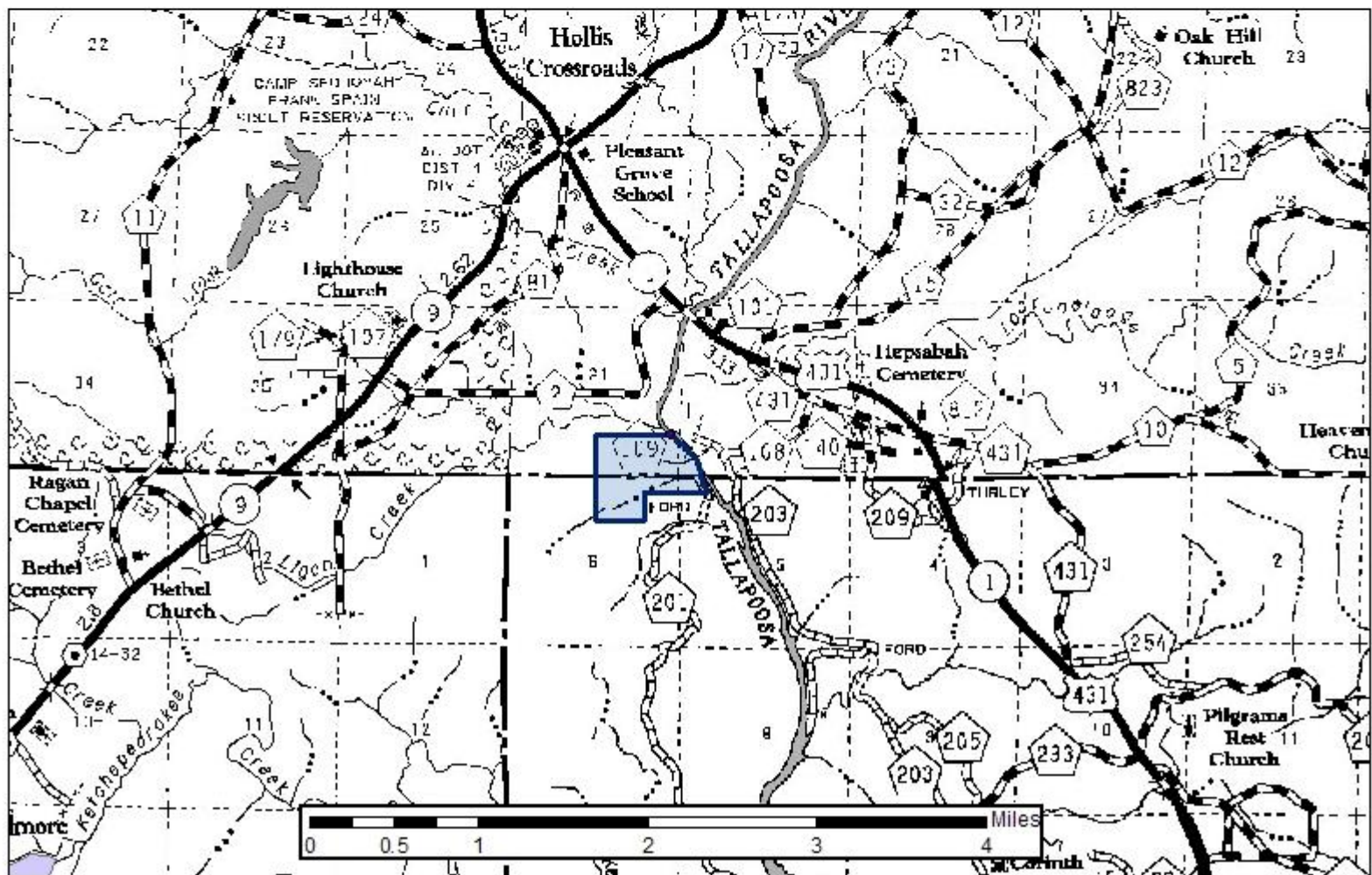
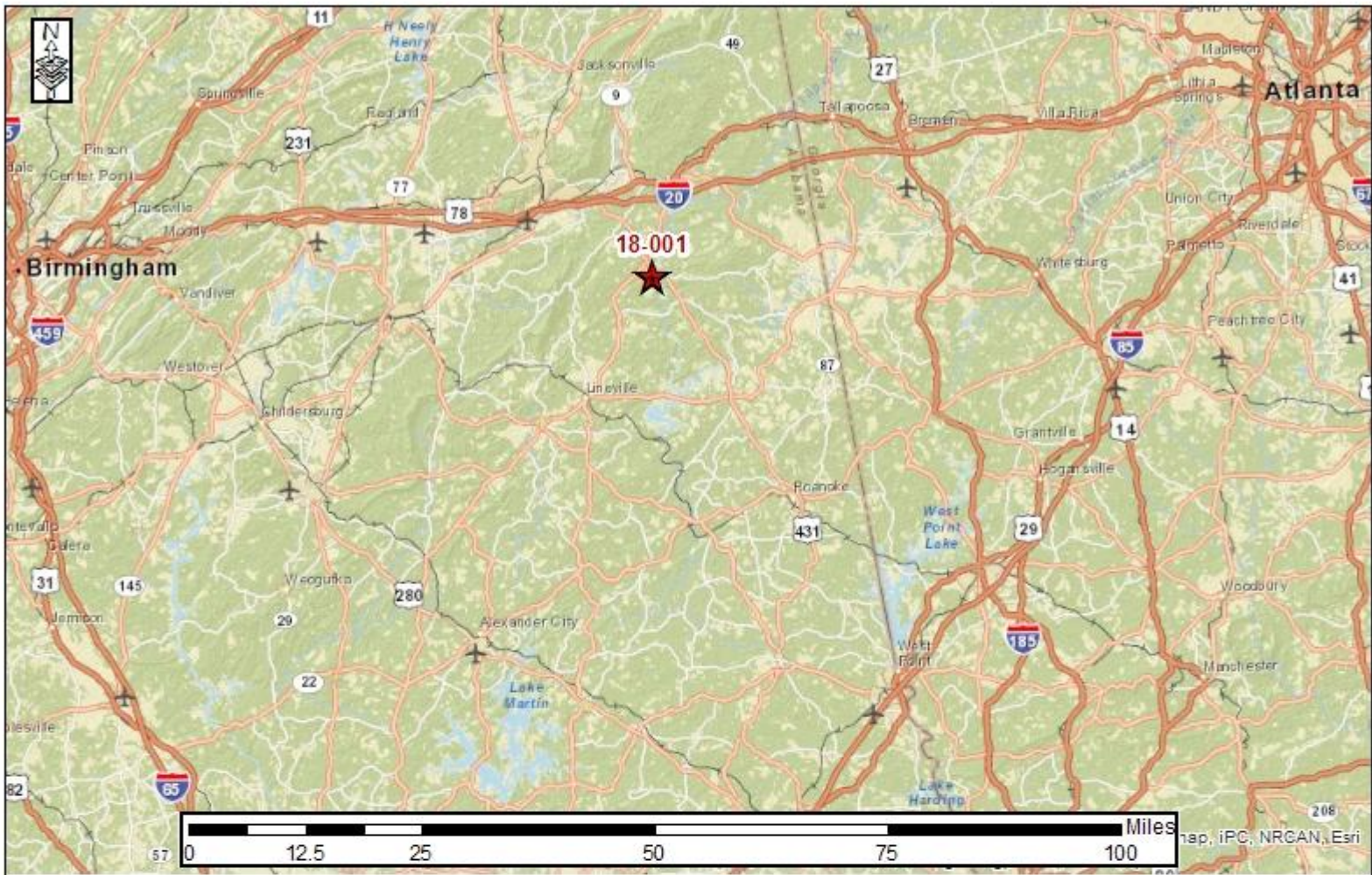
**Second smaller  
game field  
located on the  
southern end  
of the  
property**



**Large Rock  
outcropping  
on the tract**

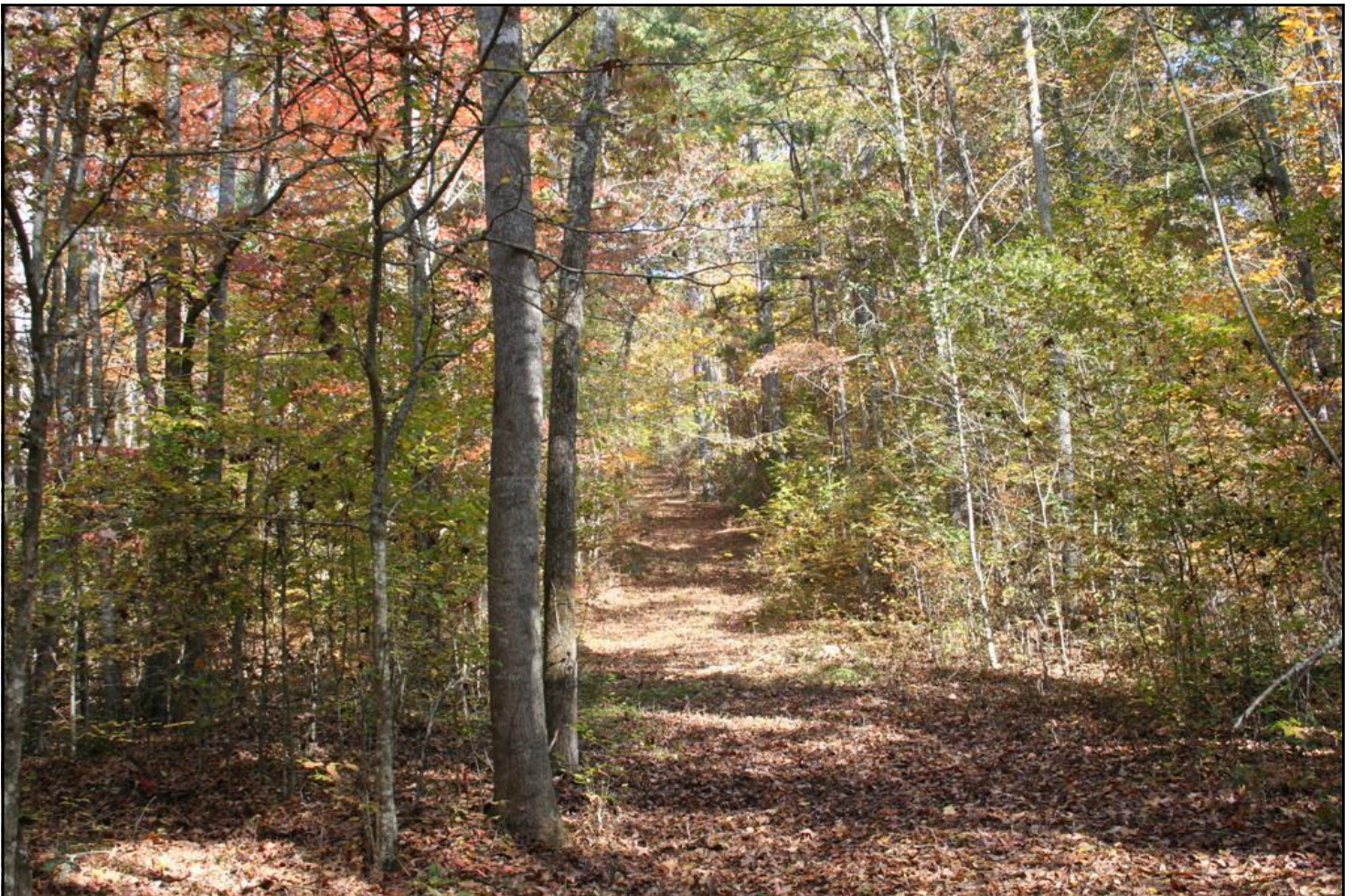
**Beautiful  
view of River  
and trees  
showing their  
bright fall  
colors in the  
distance**







**Close up view of Tallapoosa River**



**Good road system runs throughout the tract**

# Finding your little piece of Heaven is easier than you think...

*Photo is from one of our many listings.*

## You just have to know where to

### Search



## [www.GreatSouthernLand.com](http://www.GreatSouthernLand.com)



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**Great Southern Land** is dedicated to serving the needs of rural and transitional landowners throughout Alabama, and has earned a solid reputation in providing personalized assistance and in-depth professional real estate services. Our agents and brokers specialize in the sale of rural, recreational and transitional land. Great Southern Land also provides other services including real estate consulting, land appraisals and consulting on valuation issues with our clients' attorneys and their accountants.

**Visit our website or contact either of our offices for details about these services... or to find your little piece of Heaven!**

- **Timberland & Hunting Land**
- **Pasture Land & Farm Land**
- **Waterfront & Recreation Land**
- **Transitional & Commercial Land**



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