

SYLACAUGA TIMBERLAND WITH SUBDIVISION POTENTIAL +/- 118 AC \$155,000 OR \$1,314/AC

PROPERTY WEBSITE

Property Address: Coaling Rd (CR 29) Sylacauga, AL 35151

County: Talladega County

Market Area: Sylacauga, Stewartville

Parcel ID(s): 3306130000197000, 3306240000017000, 3306240000012000

Municipality: Un-incorporated

Zoning: None

Flood Plain: No

HOA: No

Waterfront: 3/4 Mile frontage on Breastworks Creek

S/ T/ R: S 13 and S 24, T 22S, R 3E

UTILITIES: Power, City Water, Cable TV/ Internet, Telephone, Utilities are available along Coaling Rd and Pine Ridge R

ROAD ACCESS: 1/4 mile frontage on Coaling Road (CR 29 - paved/ public) and 167 feet on Pine Ridge Road (paved/ public)

EASEMENTS: 200' wide power company transmission line easement (1.5 ac), 100' wide gas company pipeline easement (1 ac)

IMPROVEMENTS: Internal road

TIMBER: 87 ac Cut over, 25 ac mature hardwood, Total 112 ac timber

TOPOGRAPHY: Hilly 2 to 15 percent slopes, 94.5 ac High ground (well drained), 23.5 ac Bottom land

SOILS: 60.5% Tallapoosa-Tatum association, 21.3% Melvin silt loam, 11.4% Tatum slaty loam, 3.8% Tallapoosa-Tatum complex, 3% Masada slaty loam

SITE INDEX: Loblolly 70

SURROUNDING AREA: Rural residential single family and manufactured, Subdivision, Timberland, Hunting, Recreation, Agriculture

LOT DESCRIPTION: Irregular shape lot, County road access at 2 points on the east side and 1 point on the north side, Bisected by two major utility easements

CURRENT USE (USE PER AC): 87 ac Cut over timberland, 25 ac Mature hardwood in the bottoms, 6 ac Other

PROPOSED USE: Timberland, Hunting, Recreation, Subdivision, Rural estate, Mini-farm

AMENITIES: Power/ City water/ Cable/ Broadband Internet available, Adjacent to minor subdivision, Adjacent to large tracts of undeveloped land, Creek frontage, Public road access, 1 hr 10 min to Birmingham, 10 min to Sylacauga, 28 min to Alexander City, 1 hr 7 min to Auburn, 1 hr 16 min to Montgomery
