



## Milltown North +/-30 Acres Fact Sheet

**Price:** \$105,000.00

**Acreage:** +/- 30 acres

**Property Location/ Access:** Located in northwest Chambers County, AL on Highway 77. The property is 10 miles north of LaFayette on the left; from Wadley, the property is 9.3 miles south of town and will be on the right. You can access to the property by entering a drive and traveling approximately 150' to the left. The Highway 77 access point is not part of this parcel, but is pending listing. The northwest portion of the parcel can be accessed by traveling approximately .25 miles on County Road 152 (dirt road). There will be an entrance into the field on the left. The property is a part of Section 31, Township 24 North, Range 26 East.

**Travel Mileage:** Auburn- 35 miles; LaGrange- 35 miles; Oxford- 60 miles

**Property Type:**

- Potential Homesite, Mini-Farm and/ or hunting land. Double-wide Manufactured Homes will be allowed only on the two northwest lots within the 30 acre block per restrictions placed in the protective covenants.
- Approximately 380' road frontage on Highway 77 and 640' on CR 152

**Land Cover:** Cropland, Hardwood, and Pine Timber.

**Note 1:** +/-3 acre adjoining parcel with existing Highway 77 access is available for purchase

**Note 2:** There is NO WATER on the parcel as identified on the TOPO map.