



## **Auburn Estate Lot**

**+/-6.63 Acres**

### **Facts Sheet**

**Price:** \$433,000.00

**Property Location/ Access:** On Richland Road with driveway curb cut for access into land.

**Travel Mileage:** Auburn University- 3 miles, Toomer's Corner- 4 miles, Publix on Shug Jordan Parkway- 4 miles, Auburn Mall- 6 miles, Tiger Town Shopping Center- 9 miles

**Utilities on Richland Road:** City water, Power, Cable/ Internet

**Zoning and Restrictions:** Majority of the property is not in the city limits. To gain full, city services available to the property; the entire property would need to be annexed into the city. Annexation would take +/-60 days at a minimal cost.

**Natural Assets:** Mature, Natural Hardwoods; Rocky bottom stream; Rock outcroppings.

**Other Assets:** Old, drilled well on property. Woods road is open into the property. Most of the acreage was recently mulched to remove underbrush.