



**Lake Martin Lot**

**Tallapoosa County, AL +/- .95 Acres**

**Lot #8 in Smith Mountain Lake Estates, Phase I**

**Facts Sheet**

**Price:** \$297,600.00

**Property Location/ Access:** Sandy Creek area of lake on North Pin Oak Lane, Jackson's Gap, 36861

**Travel Mileage:** Dadeville- 5.5 miles; Alexander City- 16 miles; Auburn- 30 miles; Birmingham- 75 miles; Atlanta- 120 miles

**Waterfrontage:** +/-147 feet with Rip-Rap Rock wall

**Utilities Available:** Power by Alabama Power, Cable TV/ Internet/ Telephone by Spectrum/ Charter, Public water by Jackson's Gap Water Authority, Garbage pickup by TFI

**Terrain and Groundcover:** Rolling, high ground with moderate slope into lake. Building and lake access should not be an issue. Mature trees cover lot. Most of the trees are Hardwood varieties.

**Additional Asset:** A large floating dock will transfer with the property.