

## 75 Acres - Cleburne County, Alabama

Tract A76 (SOLD)



### Acreage

75 Acres

### General Description

County Road 205 offers great access.

Surrounded by large landowners and bordered by the Talladega National Forest.

Four knolls over 1,080' offer nice views and possible building sites. Timber is primarily 17 year old naturally regenerated pine with approximately 10 acres of hardwood drains. No clear cut. 2 creeks on the property. Potential pond / lake sites.

Recent interior road / trail improvements. Wildlife food plots have been established. Deer, turkey, quail, small game.

Hard to find - the tract's 40 acre western property line borders the Talladega National Forest and the 46,550-acre Choccolocco Wildlife Management Area offering access to thousands of acres of public land, yet very limited public access near the back border!

### Location / Directions:

Convenient to Atlanta, Birmingham. Eastern Alabama Hill Country - just west of the Alabama / Georgia border.

From I20 West: I20 west from Atlanta, Highway 100 North to Tallapoosa, Georgia. West on Highway 78. Cross Alabama state line. Right on CR 49. Left on CR 205. 1.8 miles to the property line.

From the Marietta / Dallas / Rockmart / Cedartown areas: Highway 278 West. Cross the Alabama line. First left past the state line - CR 69. Right on CR 49. Right on CR 205. 1.8 miles to the property line - gate on right past the property line.

Shown by appointment only.

### Agent:

Carwin Owens

434-841-0784

Aerial Map 