

## 31 Acres - Randolph County, Alabama

Tract A81 (SOLD)



### Acreage

31 Acres

### General Description

Great recreational property and residence in the country.

- County road access.
- Low property taxes - approximately \$250 per year.
- House - 2 bedroom, 2 bath. large living room, dining room, kitchen with custom cabinets, porch all the way across the front overlooking lake, wood burning stove in living room, hot tub, central heat and air.
- If needed, existing residence poised for expansion.
- 40' by 40' garage / workshop, 14' lean to, (6) 3' by 6' windows, (2) 10' roll-up garage doors, 14" insulation, air conditioning, optional wood stove.
- 30 Year metal roof on house and workshop.
- 4 +/- acre lake, 20' depth, over \$1,000 worth of catfish, bass, and bream stocking.
- Established pasture, natural regeneration - timber harvested 7 years ago.
- Close to the Tallapoosa River, Talladega National Forest, and Lake Wedowee

### Location / Directions:

Convenient to Atlanta, Birmingham. Eastern Alabama Hill Country - just west of the Alabama / Georgia border. This tract is less than 1.5 hours from most of Atlanta's western suburbs.

From Atlanta, Highway 9 south from I20 to Hollis Crossroads; from Birmingham, 431 South from I20 to Hollis Crossroads. Continue south on Highway 9 to Delta. Just past Delta, left on Mt. Moriah Road. Right on County Road 218, go to fork, left on County Road 216. Property begins at the creek on the right. Next driveway on right to the residence. Shown by appointment only.

### Agent:

Carwin Owens  
434-841-0784

Aerial Map 