

AUCTION PARCELS F-1 AND F-2 OFFERED AS 2 PARCELS OR AS A WHOLE

Sells at 4:00 PM at Cusseta Plaza, 2487 Lee Rd 266, Cusseta, AL, at Exit 70 on I-85.

Total Acres: 103.458

PROPERTY: This is a nice timber and hunting tract, well located, with easy access, planted pines approximately 14 (planted 2002) years old, ready for the first thinning. Good woods road through the property, with a bold flowing creek that divides the 2 parcels. Only 8 miles from Opelika, 1.7 miles from Hwy 29 (West Point Parkway) and next to Shady Lane Subdivision makes this a potential future development tract. Currently used for hunting and growing timber. Will be an excellent investment for the new buyer.

Parcel F-1 has a 6" drilled well (no electric or pump) on the property, 3 septic tanks. County water at Shady Lane subdivision, and is available to F-2. Hunting lease expires 7/1/2016.

Auction Parcel F-1, 67.48 Acres, accessed from entrance on 262.

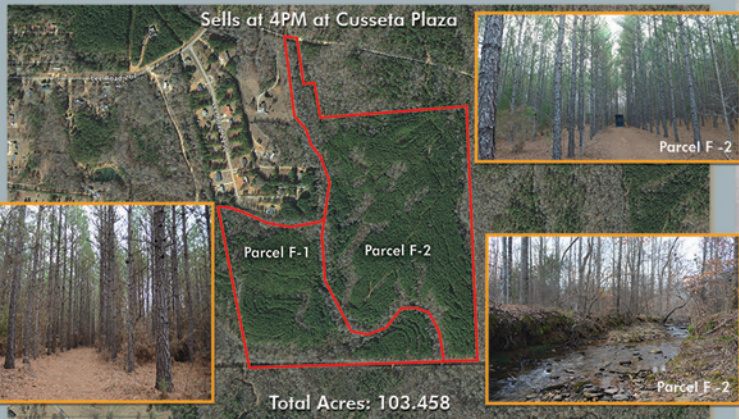
Auction Parcel F-2, 35.978 Acres, accessed through lot 13 at the end of Shady Lane Drive, last lot on right of the subdivision, lot is part of F-2, county water available.

GPS Address: Opelika, 1700 Lee Road 262

Property located in Opelika, Lee County, Alabama on Lee Co Road 262.

Directions: From I-85 Exit 64 Opelika, take Hwy 29 north (West Point Parkway) 5.4 miles to Lee Co. 262, turn right go 1.7 miles to end of the pavement and the property. Joins Shady Lane Subdivision.

Mileage: Opelika 7, Auburn 18, Kia Automotive Plant 29, and Montgomery 64.



Parcel F-1: 67.48 +/- Acres and Parcel F-2: 35.978 +/- Acres