

High Shoals Tract- 258 acres +/- in Randolph County, AL
Randolph County Road 310
Roanoke, AL 36274

\$825,600
258± Acres
Randolph County



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SUMMARY

Address

Randolph County Road 310

City, State Zip

Roanoke, AL 36274

County

Randolph County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

33.233994 / -85.346288

Acreage

258

Price

\$825,600

Property Website

<https://farmandforestbrokers.com/property/high-shoals-tract-258-acres-in-randolph-county-al-randolph-alabama/95889/>



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PROPERTY DESCRIPTION

The High Shoals Tract is 258 acres +/- of land for sale in east Randolph County, Alabama. The property offers great recreational potential, with a timberland investment component. Two nice-sized creeks flow through the tract, offering live water on the property. High Pine Creek is a beautiful rock bottom creek with small riffles that create a peaceful place to go and sit and just listen and relax. The creek banks are lined with large stands of mountain laurel, and will be stunning when they bloom in spring. County Road 310 provides paved road access to the north side of the property, and power and county water are available along the road. There are several good spots for home sites or to build your getaway cabin or barndo. The portion south of High Pine Creek is currently accessed from the west by old County Road 617. It would be possible to create a creek crossing that allows you to stay within the tract. A good internal road system offers access to the majority of the tract. Several small food plots are spread throughout, and could be enlarged to offer even more hunting spots if desired. The timber on the 80 acres +/- north of High Pine Creek was harvested in the past 12-18 months or so, and has not been replanted. (Aerial imagery on many maps has not updated to reflect this yet.) The majority of the timber south of High Pine Creek is a good stand of loblolly pine plantation that was planted in approximately 2010-2011 (based on historical aerial map imagery). This timber will need a first thinning soon. The property is in a great location, only 7 miles to Roanoke, and is almost equidistant between Birmingham and Atlanta. There is abundant deer sign on the land, and as convenient as this property is to Auburn or surrounding areas, it would be easy to leave work and be in a deer stand in about an hour.

Legal Description- The property is in two tax parcels, which are referenced below. Property taxes were approximately \$700.

Parcel A: 55 acres +/- located in Township 20S, Range 12E, Section 36, also described as Randolph County Tax Assessor Parcel ID# 12-07-36-0- [000-004-0000](#) .

Parcel B: 203 acres +/- located in Township 21S, Range 12E, Section 1, also described as Randolph County Tax Assessor Parcel ID# 16-01-01-0- [000-002-0000](#) .

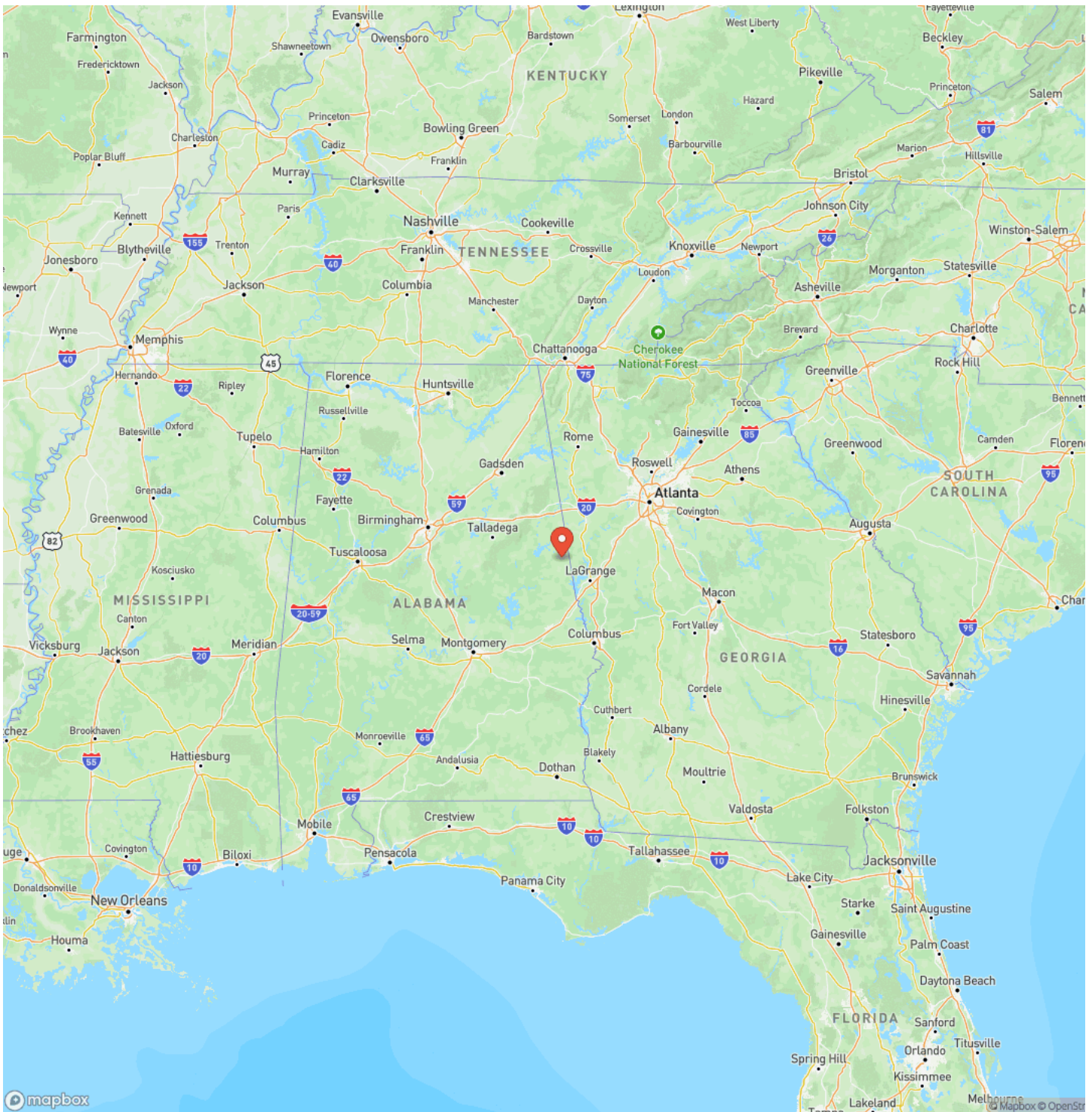
Location- The land is located along Randolph County Road 310, and is only approximately 7 miles from Roanoke. The land is easily accessible to nearby recreational lakes, 18 miles to Lake Wedowee and 22 miles to West Point Lake. Roanoke is only 7 miles to the southwest, 29 miles to Lagrange, Ga, 45 miles to Oxford, AL, 51 miles to Auburn, 41 miles to Newnan, GA, 79 miles to Atlanta, and 105 miles to Birmingham. The land is currently leased for hunting, and showings are strictly by appointment only please. Contact Hayden Nichols or Jonathan Goode with Farm and Forest Brokers to schedule a time to see this property soon.



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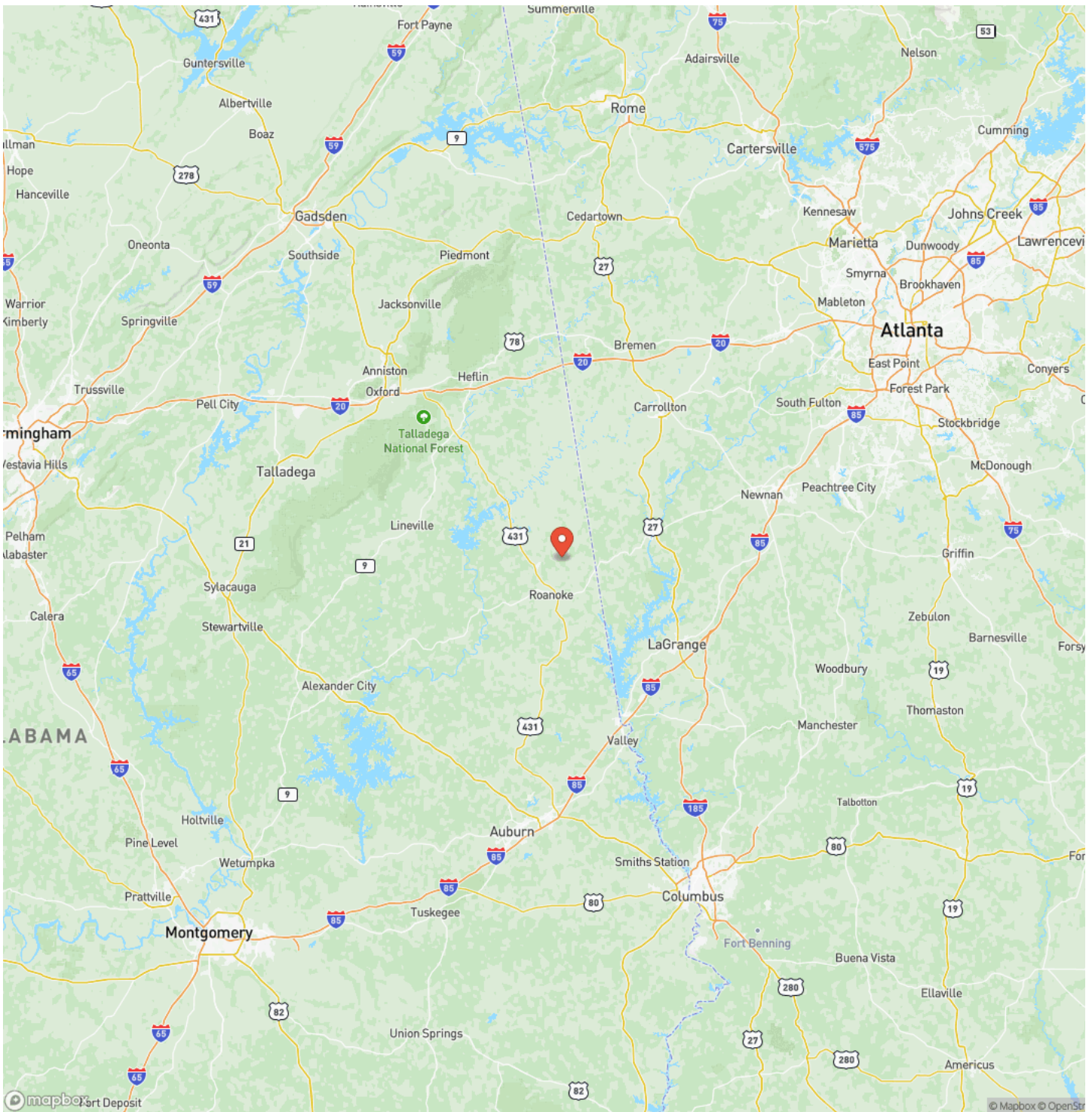


Locator Map



**High Shoals Tract- 258 acres +/- in Randolph County, AL
Roanoke, AL / Randolph County**

Locator Map



Satellite Map



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LISTING REPRESENTATIVE
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NOTES

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NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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