

AUCTION

SATURDAY NOVEMBER 18th | 10:00 A.M.

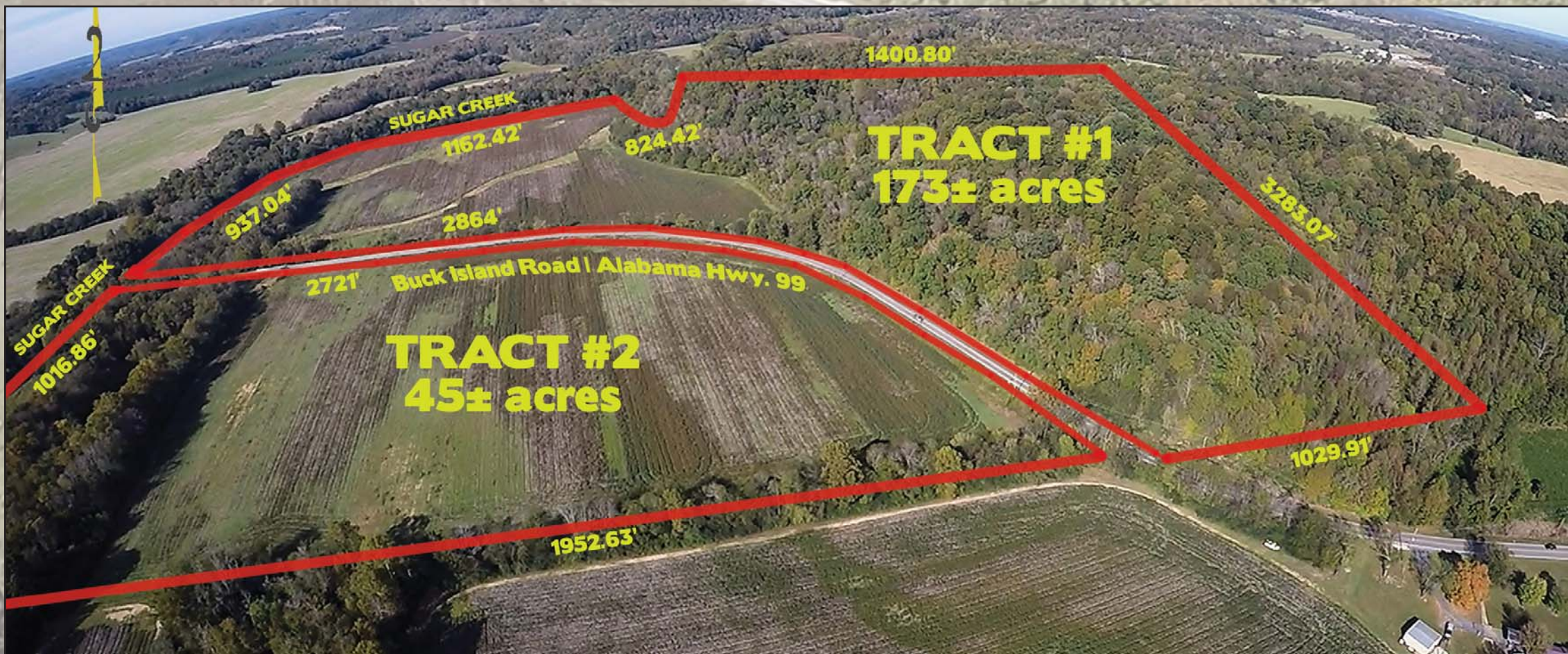
**LOCATED IN THE
WEST
LIMESTONE
COMMUNITY**

ESTATE OF LEDON & LUCILLE McCONNELL
218± ACRES IN 2 TRACTS

31160 ALABAMA HWY. 99 • LESTER, ALABAMA 35647
ROW CROPS • PASTURE • WOODLAND • HUNTING

EXCELLENT PROPERTY WITH ROAD FRONTAGE ON BOTH SIDES OF AL. HWY 99.
BOTH TRACTS BORDER SUGAR CREEK ON THE WEST SIDE.

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TRACT # 1. This Beautiful 173 +- Acres features 66 +- Acres of Open Land that is currently being used for Row Crops (Cotton). It has 107 +- Acres of Woodland with Marketable Hardwood Timber, Electricity & Public Water is available. 2,864 Feet of Road Frontage on Al. Hwy 99 and the West Property line goes to the Center of Sugar Creek. Excellent Source for a Irrigation System. Great Property for Hunting Deer, Turkey & Other Wild Game, also Build Your Dream Home or a Log Cabin the Woods.

TRACT # 2. This 45 +- Acres of Fertile Creek Bottom Land is currently used for Row Crop (Cotton). It has 27 +- Acres of Open Land & 2,721 Feet of Frontage on Al. Hwy 99. Electricity & Public Water is available. The West Property line goes to the Center of Sugar Creek. Excellent Source for Irrigation System. Excellent Pasture Land or Row Crop Land.

"LAND IS STILL TODAY'S BEST INVESTMENT"

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