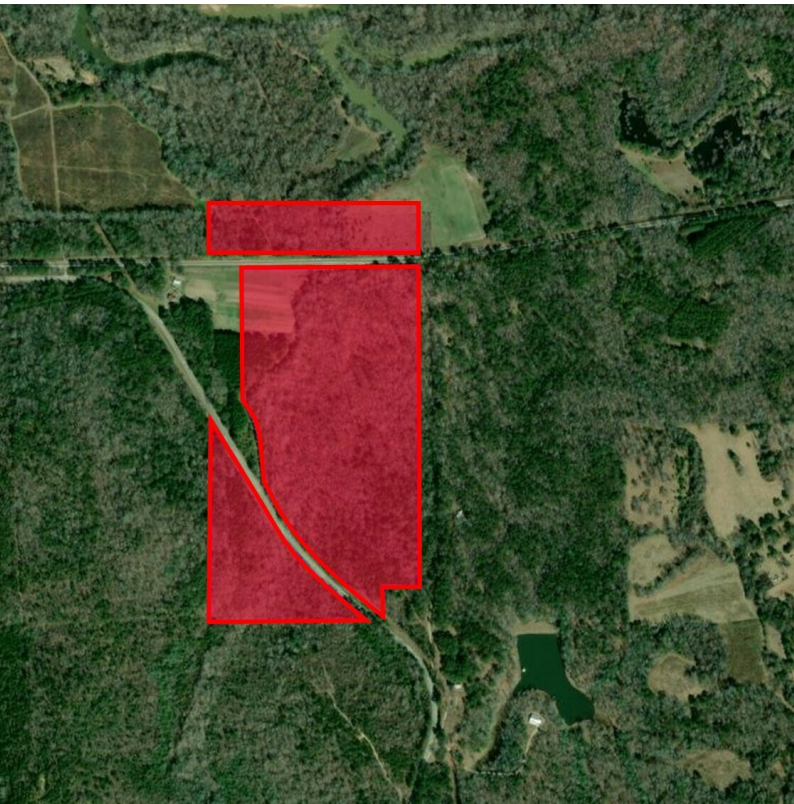


# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	68 Acres
Price / Acre:	\$5,515
Zoning:	Ag1

## PROPERTY OVERVIEW

This 68± acre recreational and hunting property for sale near Franklin, Alabama offers a unique opportunity to own rural land in Macon County with convenient access to I-85 (Exit 32). Located near Tallassee, Shorter, Tuskegee, and Woodland, the property provides both privacy and accessibility in a highly desirable East Alabama location. The land is ideally suited for hunting, outdoor recreation, agri-tourism, or a private retreat, with proximity to the Tallapoosa River and Chewacla Creek enhancing its appeal for wildlife and recreational use. Zoned AG-1, the property supports a variety of agricultural and recreational uses, making it an excellent option for land investors, outdoor enthusiasts, or buyers seeking long-term rural ownership in Alabama. For more information call Kimberly Johnson at 334-439-8564.

## PROPERTY HIGHLIGHTS

- 68± acres of recreational land for sale in Macon County, Alabama
- Ideal hunting land with strong recreational and wildlife potential
- Located near Franklin, AL, with access to Tallassee, Tuskegee, Shorter & Woodland
- Minutes from I-85 (Exit 32) for regional access
- Near Tallapoosa River and Chewacla Creek
- Zoned AG-1 – suitable for agricultural, recreational, and agri-tourism uses
- Excellent opportunity for a private retreat, hunting property, or legacy land

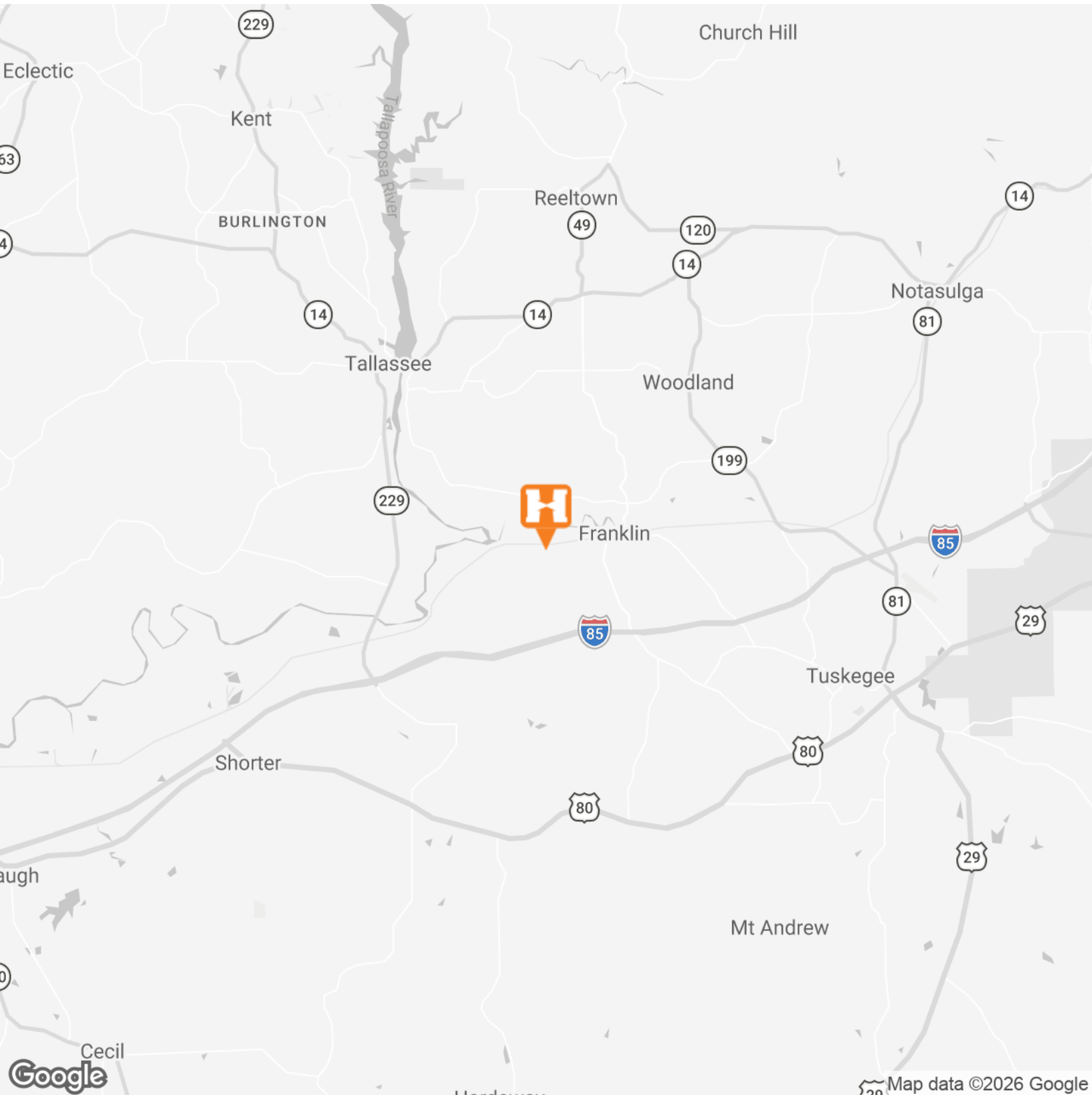
0000 COUNTY ROAD 8 - 68 ACRES | AGRICULTURAL FOR SALE

# LOCATION MAP



# Hodges

Commercial Real Estate



**PAUL HODGES**

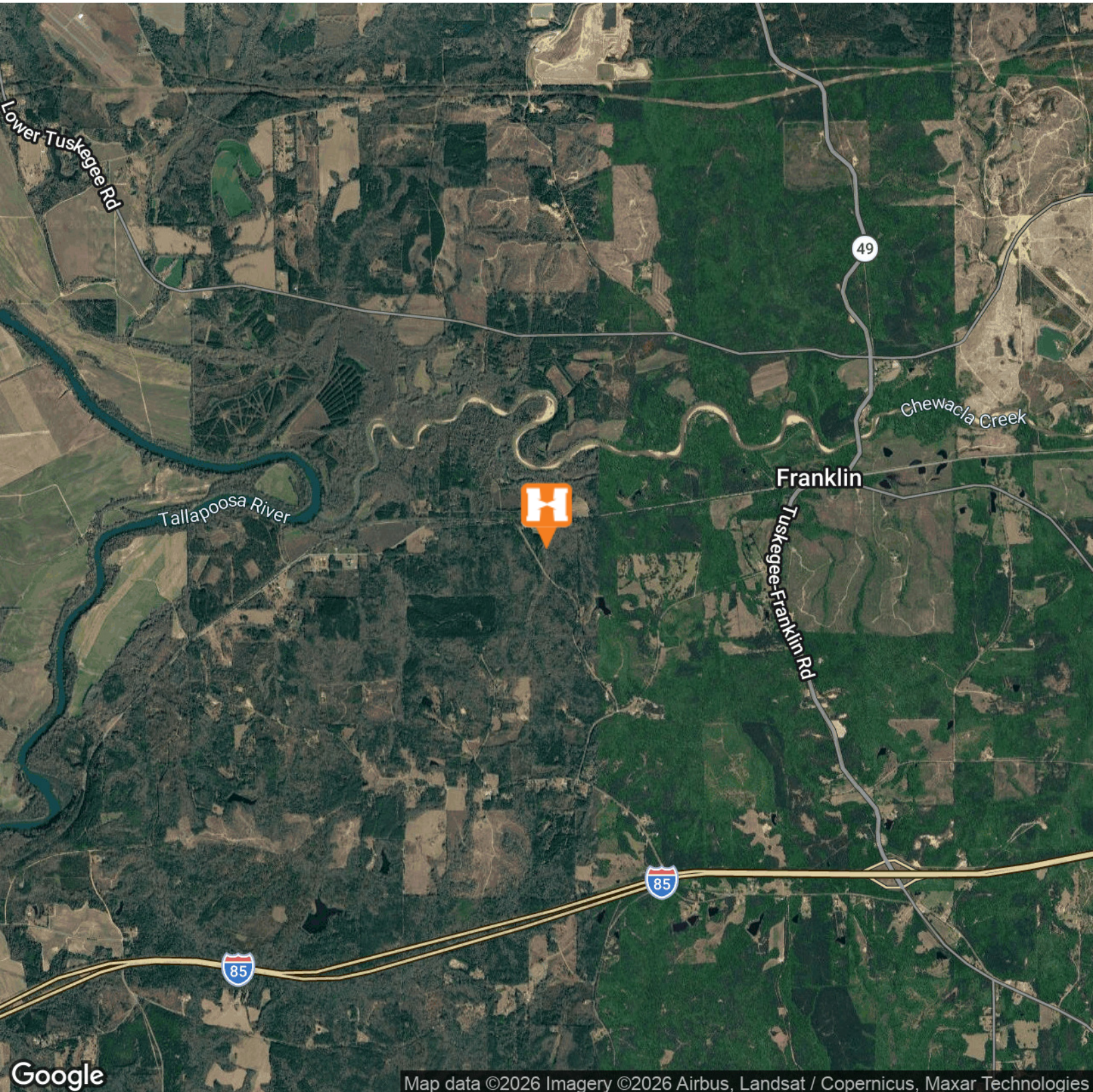
paul.hodges@hodgeswarehouse.com  
334.315.1382

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

0000 COUNTY ROAD 8 - 68 ACRES | AGRICULTURAL FOR SALE

# AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

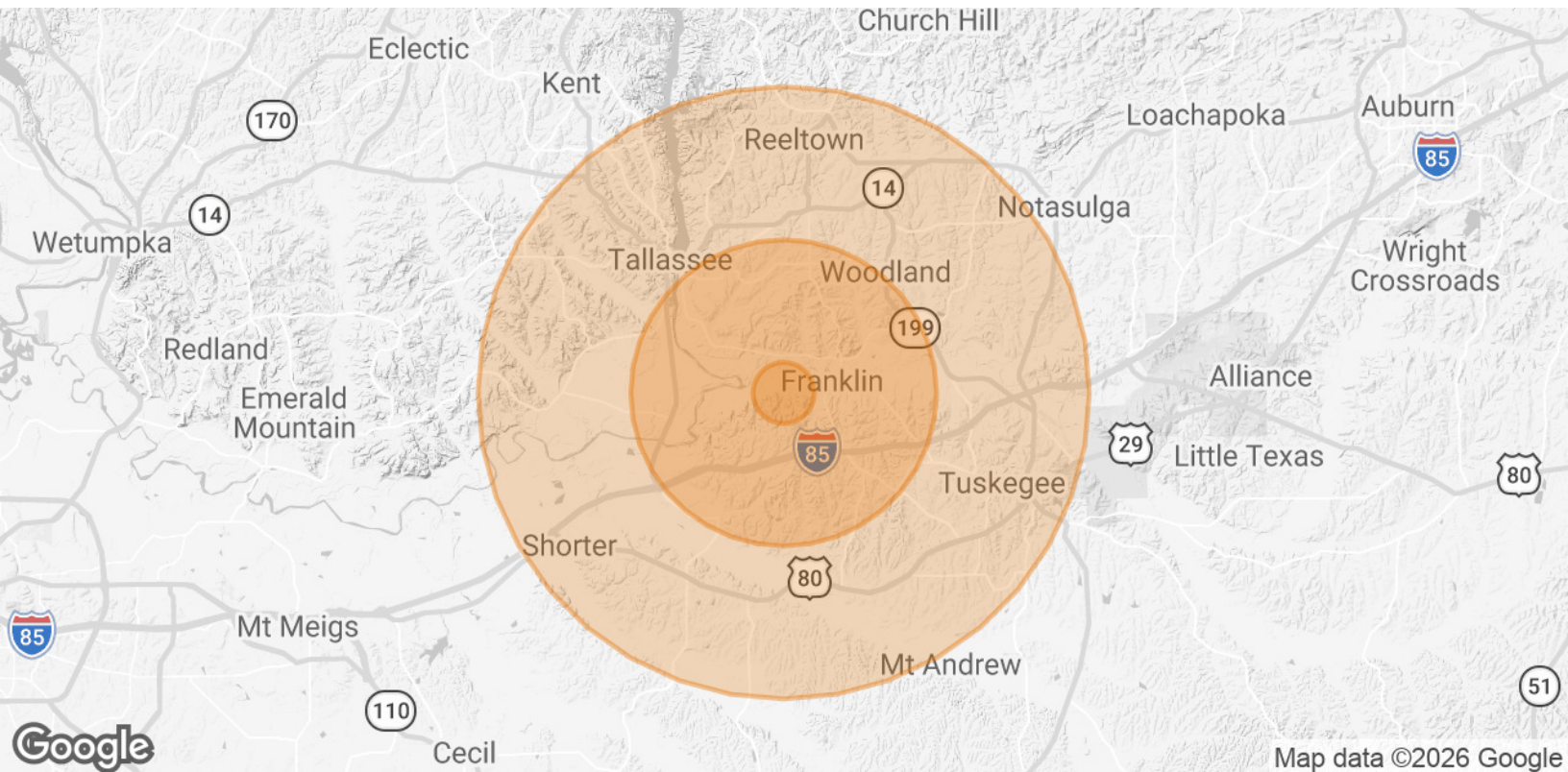
**PAUL HODGES**  
paul.hodges@hodgeswarehouse.com  
334.315.1382

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

0000 COUNTY ROAD 8 - 68 ACRES | AGRICULTURAL FOR SALE

## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	120	4,314	21,254
Average Age	52.6	40.6	39.9
Average Age (Male)	50.3	38.2	37.9
Average Age (Female)	55.4	47.3	42.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	78	2,156	10,607
# of Persons per HH	1.5	2.0	2.0
Average HH Income	\$53,306	\$48,503	\$49,272
Average House Value	\$80,818	\$119,595	\$116,174

2020 American Community Survey (ACS)

**PAUL HODGES**  
paul.hodges@hodgeswarehouse.com  
334.315.1382

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.