



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

44± ACRES
MACON COUNTY, AL
\$350,000

THE MACON 44

PROPERTY PROFILE

LOCATION:

- County Road 4
Fitzpatrick, AL 36029
- Macon County
- 4± Miles E of Pike Road
- 12± Miles SE of I-85
- 26± Miles SE of Montgomery
- 40± Miles SW of Auburn

COORDINATES:

- 32.2944, -85.9265

TAX INFORMATION:

- \$700

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting & Fishing
- Recreational

PROPERTY INFORMATION:

- 44± Total Acres
- 2± Acre Pond
- Diverse Timber
- Old Pastures
- Wet-Weather Creek
- Maintained Road/Trail System



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JC LESTER

LAND SPECIALIST

AL REGISTERED FORESTER #2276

GA REGISTERED FORESTER #2976

C: 334-748-1733

O: 334-535-0242

jc@smalltownproperties.com

215 E Sixth St. - Luverne, AL 36049

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE MACON 44

WELCOME TO THE MACON 44! This 44± acre tract in Macon County, Alabama sits just 5± miles from Pike Road and offers a strong mix of recreation, homesite potential, and long-term land value.

The property features a two-acre pond, diverse timber, and areas of old pasture that could be reclaimed for open ground or left as wildlife habitat. A particular area of old pasture sits on top of a hill at the center of the tract, overlooking the pond, creating an ideal spot to build your dream home or weekend getaway. With paved road frontage and a well maintained road system, access is convenient and year-round.

The combination of timber, water, and open areas makes the Macon 44 well-suited for recreation, hunting, or a private rural residence. Tracts of this size with water, timber diversity, and proximity to Pike Road are a rare find.

Contact J.C. Lester today to schedule a private showing and experience #TheSmallTownWay!



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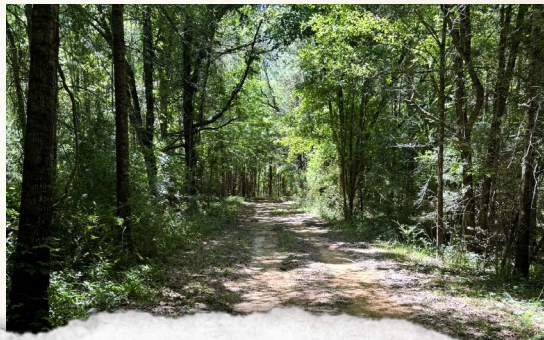
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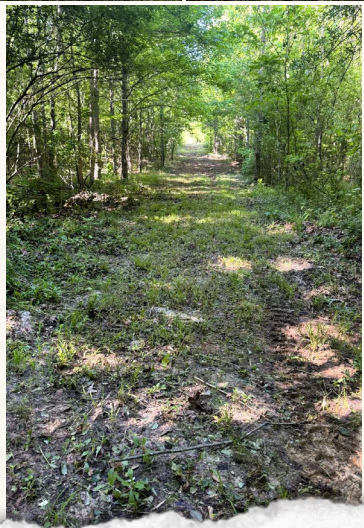
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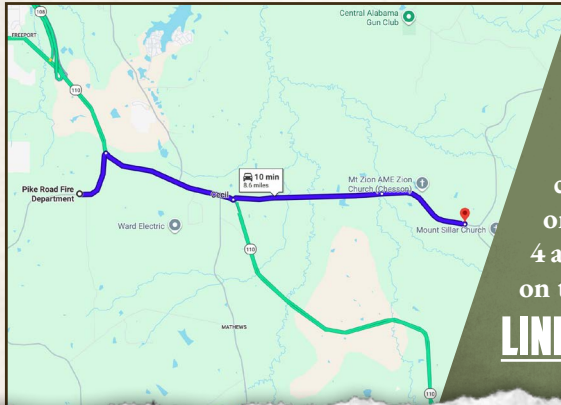
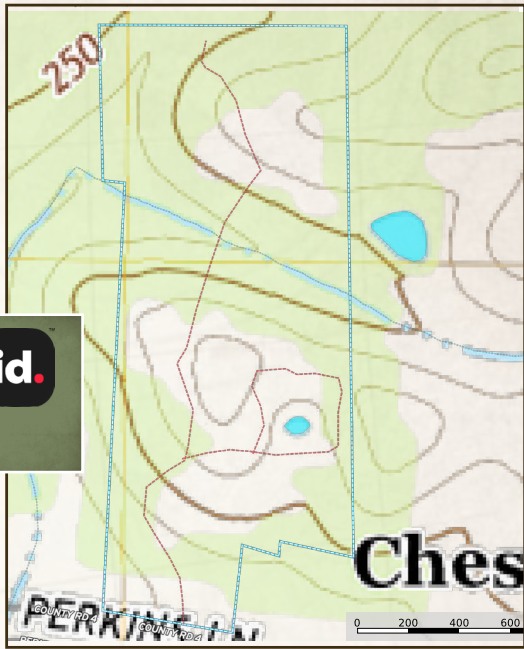
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MACON COUNTY, ALABAMA



land id.
LINK



Directions From the Pike Road Fire Department in Pike Road, AL: Travel on Wallahatchie Road for 1.1 miles. Turn right onto AL-110 and continue east for 2.7 miles. Turn left onto Macon County Road/County Road 4 and proceed for 4.7 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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