

Property Address: Zellwood Cir, Talladega, AL 35160 County: Talladega S/ T/ R: 17/ 18S/ 4E

Market Area: Pell City, Cropwell, Talladega Zoning: None Muni: Not in city limits Flood Plain: No

Parcel ID(s): 1204170000009009, 1204170000006000 HOA: No Annl Tax Amt: \$326/yr

ROAD ACCESS: 195 ft. frontage on paved county road

UTILITIES: Power, City Water, Telephone

EASEMENTS: Pipeline easement bisects the property

BUILDINGS: None

IMPROVEMENTS: Internal road, 3 green fields

TIMBER: 67 ac Natural hardwood and Pine mix

LOT DESCRIPTION: Irregular shape, 2 ac strip of land connects larger parcel to road frontage, 12 ac strip of land extends to the east, 53 ac rectangle makes up large portion.

TOPOGRAPHY: 0% to 15% Slopes, Most areas are gently rolling

SOILS: Cherty Loam

SURROUNDING AREA: Rural, Residential, Undeveloped, timber

CURRENT USE: Hunting and Recreation

BEST USE: Homestead, Hunting, Recreation