



# 3 PARCELS

OFF US HWY 431  
PHENIX CITY, AL 36870

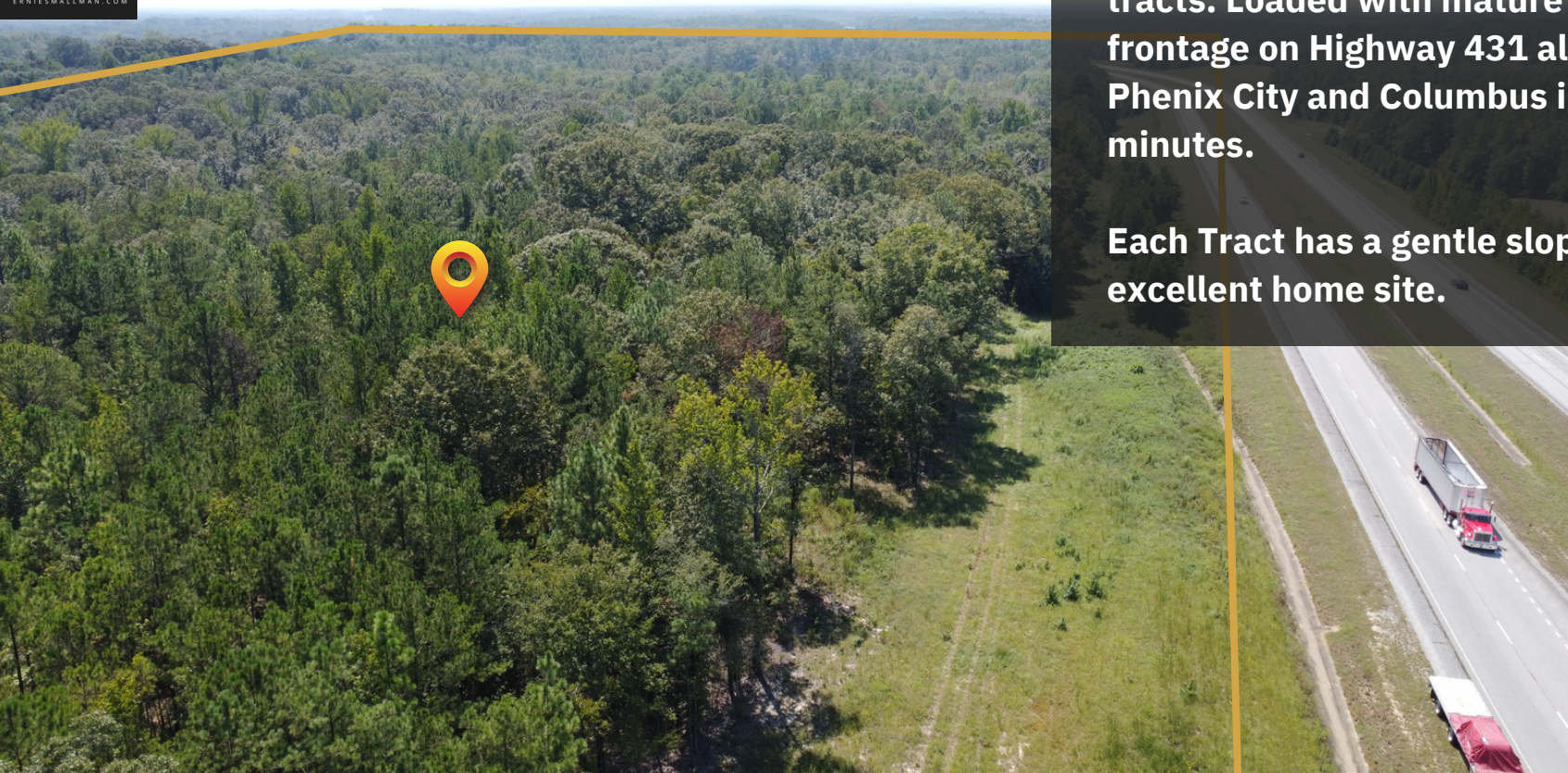
LAND FOR SALE



**ERNEST SMALLMAN IV, CCIM**  
c 706-888-6651  
ernie@erniesmallman.com  
1025 1st Ave | Columbus, GA 31901 | 706-256-1500







South Oaks consists of three large, residential tracts. Loaded with mature hardwood timber, frontage on Highway 431 allows quick access to Phenix City and Columbus in less than 15 minutes.

Each Tract has a gentle slope and each has an excellent home site.

## MARKET

Phenix City  
Columbus  
Auburn



## FEATURES

- Convenient Location in Seale, Alabama
- Russell County School District
- Perfect for a Family Who Want a Farm Feel While Still Being Close to Town
- Fast Growing Developments Surrounding
- Close to Hwy 280 and Columbus, GA

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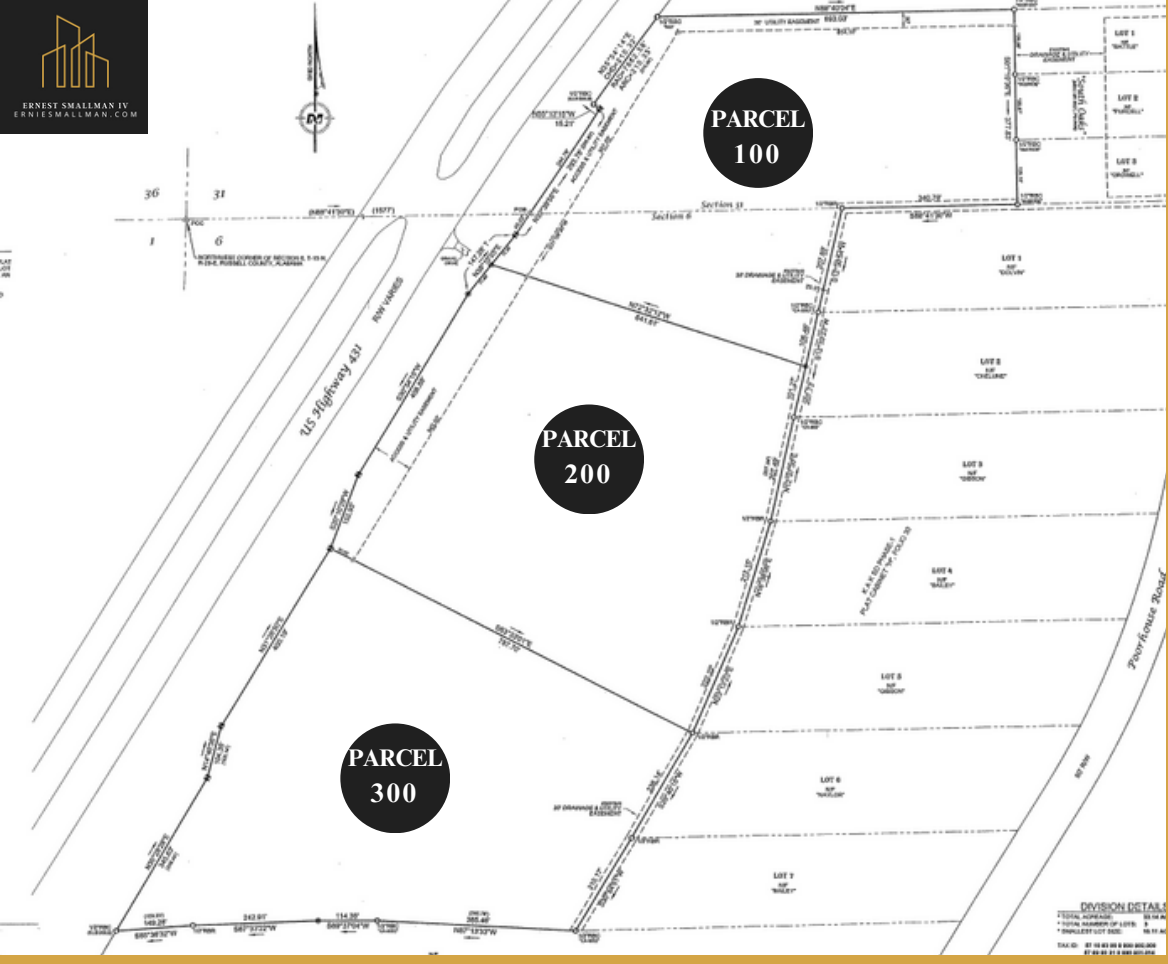
\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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**COLDWELL BANKER**

KENNON, PARKER,  
DUNCAN & DAVIS



**Parcel 100**

10.11 Acres

**Parcel 200**

11.63 Acres

**Parcel 300**

11.4 Acres

**SALE PRICE**  
**\$8,900/ acre**

## PARCEL PRICING

**Parcel 100**      \$89,979.00

**Parcel 200**      \$103,507.00

**Parcel 300**      \$101,460.00

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## NEARBY RETAILERS

- Subway
- Jacks
- Dollar General
- Family Dollar
- Marco's Pizza

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- 1 MILE TO RUSSELL COUNTY MIDDLE SCHOOL
- 1.5 MILES TO OLIVER ELEMENTARY SCHOOL
- 11 MILES TO RENFROE'S MARKET
- 12 MILES TO PHENIX CITY YOUTH SPORTS COMPLEX

11  
MILES

TO  
RENFROE'S  
MARKERT

14  
MILES

TO  
COLUMBUS

14  
MILES

TO  
PHENIX  
CITY

28  
MILES

TO  
OPELIKA

33  
MILES

TO  
EUFAULA



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# CONTACT

FOR MORE INFORMATION



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