



1113 Martin Dam (Hwy 50) Road Tallassee, AL 36078

MLS #12-242

GREAT OPPORTUNITY! 24.5 acre Turn-Key Campground (former Elks Youth Camp) for youth groups or group gatherings. Cabins for 80+ campers/staff. Commercial kitchen, dining hall, laundry, covered chapel, BBQ house w/picnic area, Basketball, volleyball, Softball field, stocked pond w/swimming area. Possible access to 26 acres w/Lakefront amenities (available to 501C organizations only. Possibilities galore!

### Reports

Listing Member	Leroy Sellers CELL: 256-496-2141 FAX: 256-825-9093 HOME 1: 256-896-2203 BUSINESS: 256-215-7023 <a href="http://www.leroy sellers.com">http://www.leroy sellers.com</a>	Listing Office	Lake Martin Realty - Dadeville Office Phone: 256-825-9092
Property Type	Commercial		

### Address Information

County	Elmore	Map Zone	10
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### Contract Information

Status	Active	List Price	395,000
Photo Available	Y	Owner Phone	256-496-2141
Occupant	Tenant	Possession	Close of Escrow

### General Property Description

Book Section	Commercial	Realtor.com Type	Commercial
Waterfront	Water Access	Lake Name	Lake Martin
Golf Course	N	Deeded	Deeded
Total Bedrooms	12	Total Bathrooms	14
Total Half Baths	2	Year Built	1980
Style	Cabin	Garage Stall	0
Garage Remarks	Attached		
Lot Remarks	Flat w/woods and stocked pond. Fenced		
Lot Acres	24.50		

### Legal and Taxes

Area	10(ten) Castaway/Kowaliga	Schools	Call Superintendent
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### Directions & Remarks

Directions From Hwy 63 South, turn at Hwy 229, follow to Hwy 50, follow 50 to about 1 mile before DAM. From Hwy 49 South turn West onto Hwy 50 & go past DAM. 1+miles on Right.

### Details

<b>Waterfront Features:</b>	Pier	<b>Sewage:</b>	Septic
<b>Foundation:</b>	Slab	<b>Water:</b>	Public Water
<b>Roof:</b>	Metal	<b>Appliances:</b>	Dishwasher; Dryer; Freezer; Ice Machine; Microwave; Oven (Elec); Oven (Gas); Range (Elec); Range (Gas); Range
<b>Siding:</b>	Block; Vinyl Siding; Wood Siding		

**Walls:** Drywall; Other; Wood  
**Floors:** Other  
**Utilities/Fuel:** Alabama Power

**Heating:**  
**Cooling:**  
**Exterior:**

Hood; Refrigerator; Washer; Water  
Heater (Elec)  
Central (Elec); Heat Pump; Other  
Heat Pump; Window Unit  
Fenced; Gutters; Patio; Porch; Shrubs;  
Wooded

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