

Calhoun Co., AL

SEE PHOTOS
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www.cypruspartners.com

Reference # 231

More info at
205-344-3849

Land For Sale

249 acres +/-

\$572,700

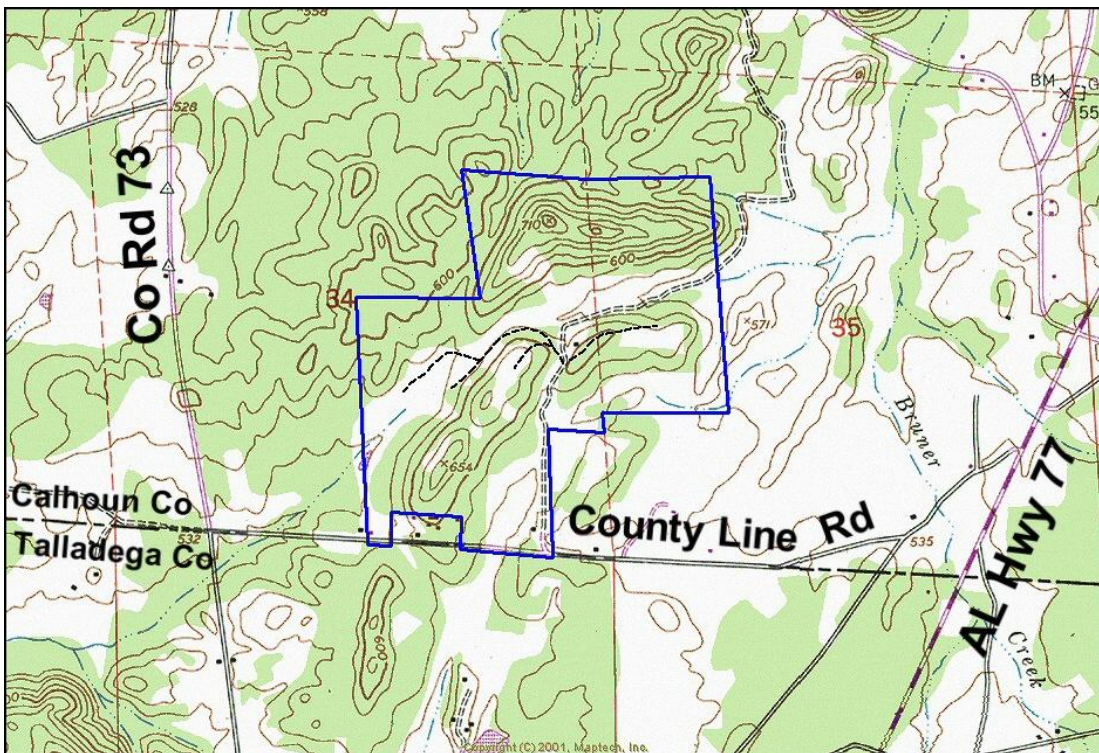
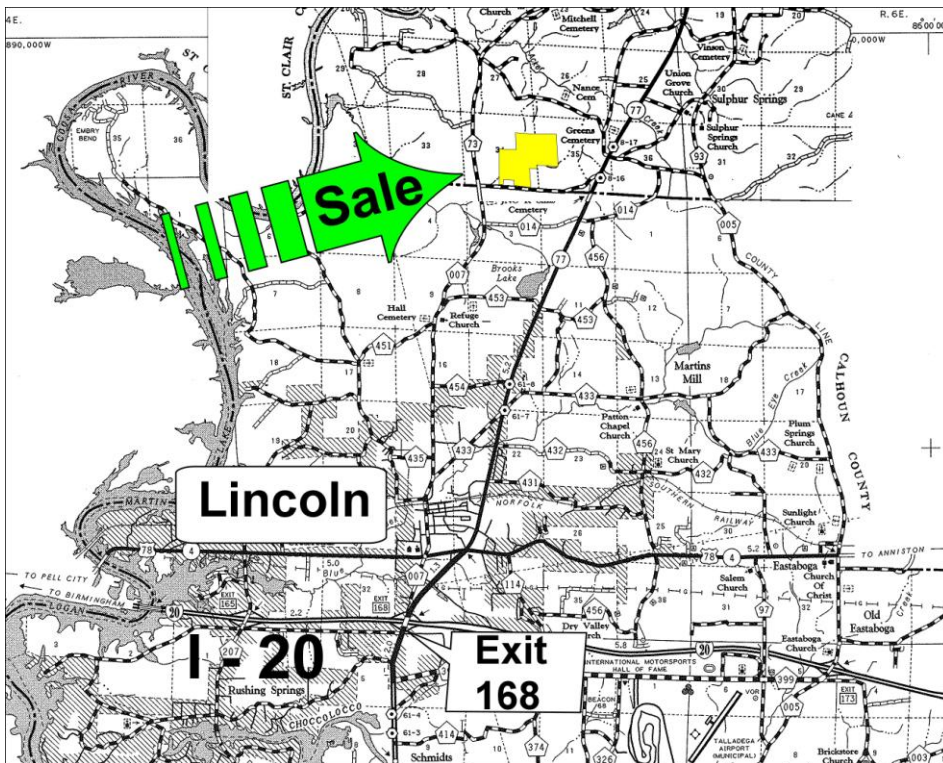
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in southwest Calhoun County near Lincoln, Alabama
- About 13 minutes from Interstate 20 Exit # 168
- Beautiful improved pastures (about 36 acres). The rest in timber.
- Significant timber value (call for copy of a timber appraisal).
- Over 1200 feet of frontage on a paved county road.
- Power and water are available. Copy of survey available
- Gate locked so call for combo

All distances and acres are estimates and should be independently verified



NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner makes any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, and fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

Driving Directions

(13 minutes from Interstate 20 Exit # 168 to the property)

From the intersection of Interstate Highway 20 and Alabama Hwy 77 at Lincoln (Exit # 168), go north on Alabama Hwy 77 (toward Lincoln) for 6.8 miles to County Line Road on the left. Take a left onto County Line Road and go 1.1 miles to the entrance of the property on the right. Look for the Cyprus Partners sign. The gate is locked with a combination lock. Call the agent at 205-936-2160 to get the combo. You are welcome to look on your own, or you can set up an appointment.



Aerial view



Looking east in the northern pasture – part of 36 acres of improved pastures



Frontage on County Line Road (property on the right)



The property has significant timber value



A view looking northeast in the southern pasture



The property has an excellent network of internal woods roads



Pine sawtimber makes up a large part of the timber value



Looking east in the southern pasture