Talladega Co., AL

SEE MAPS BELOW!
www.cypruspartners.com

Reference # 363

More info at
205-500-0437

Land For Sale
69 acres +/-
$158,700

Exclusive Agent For Owner
CYPRUS
PARTNERS

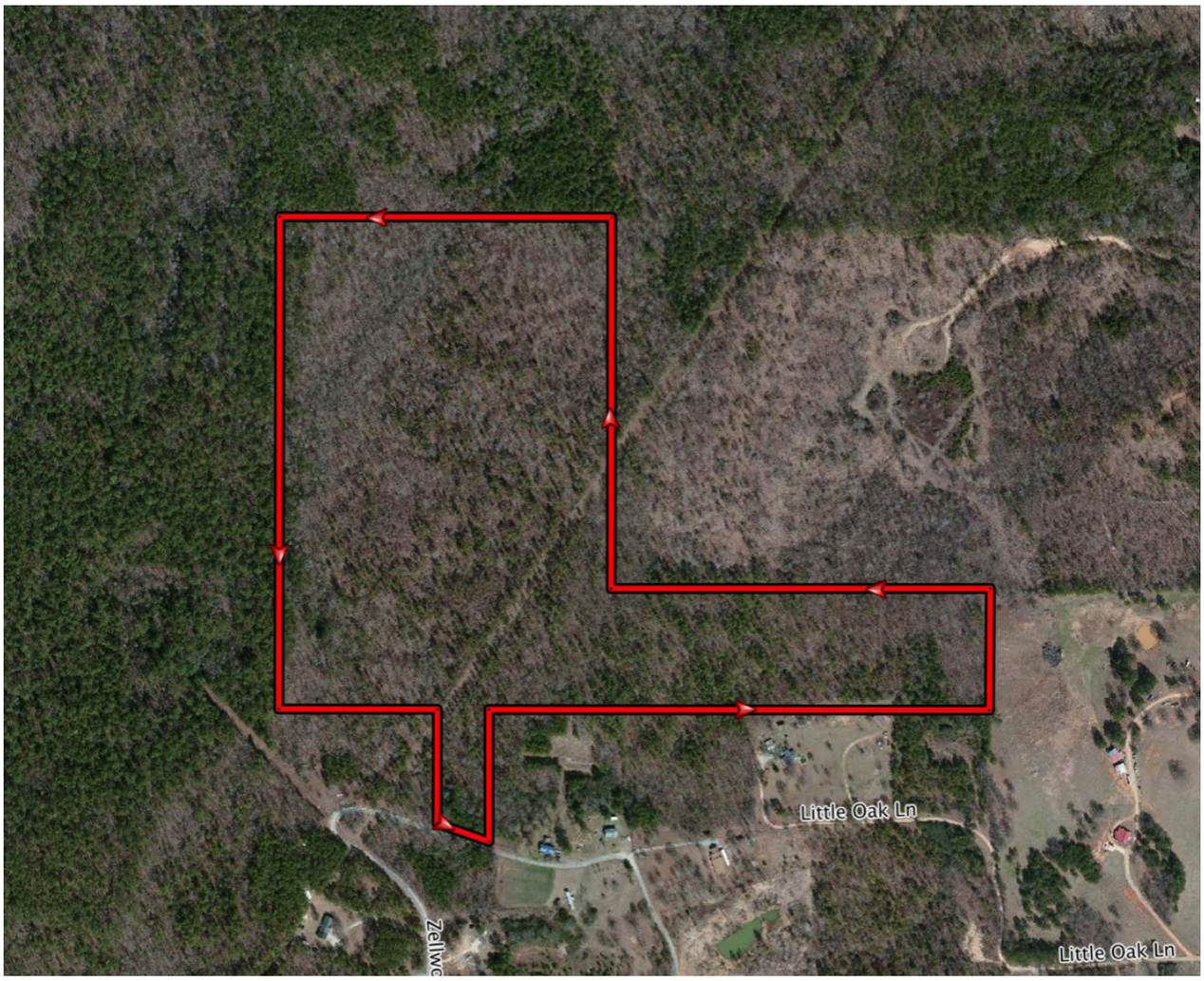
P O Box 590045
Homewood, AL 35205

- Pristine timberland, convenient location, and easy access for hunting, recreation, or residence…
- The tract is rolling timberland situated in the valley and ridge region in east central Talladega county, close to lake Logan Martin. It is only 50 minutes to Birmingham, 17 minutes to Talladega, and 15 minutes to Cropwell…
- The forest is made up of hardwood timber, with Longleaf pines sprinkled throughout the uplands and large hardwoods in the lowlands.
- Most of the forest has an open understory making it easy to hike through.
- A part of a larger forest, the neighboring lands are also in timberland with Pines to the west, and mixed hardwood forest to the north, east, and south.
- Hunters will appreciate plentiful deer sign seen all across the property and it's not difficult to spot game trails, rubs, scratches, and tracks.
- There's a small pond in the southwest corner that is definitely a watering hole for local wildlife.
- Gently rolling topography. You could have fun making ATV trails out here.
- Easy paved access is county maintained.
- Good cellular coverage.
- No restrictions, no covenants, and no zoning.
- Power is available at the road.
- Water service is coming soon.
- Agents welcome with qualified buyer.
- Call Spence for details! Cell 205-500-0437.

Directions

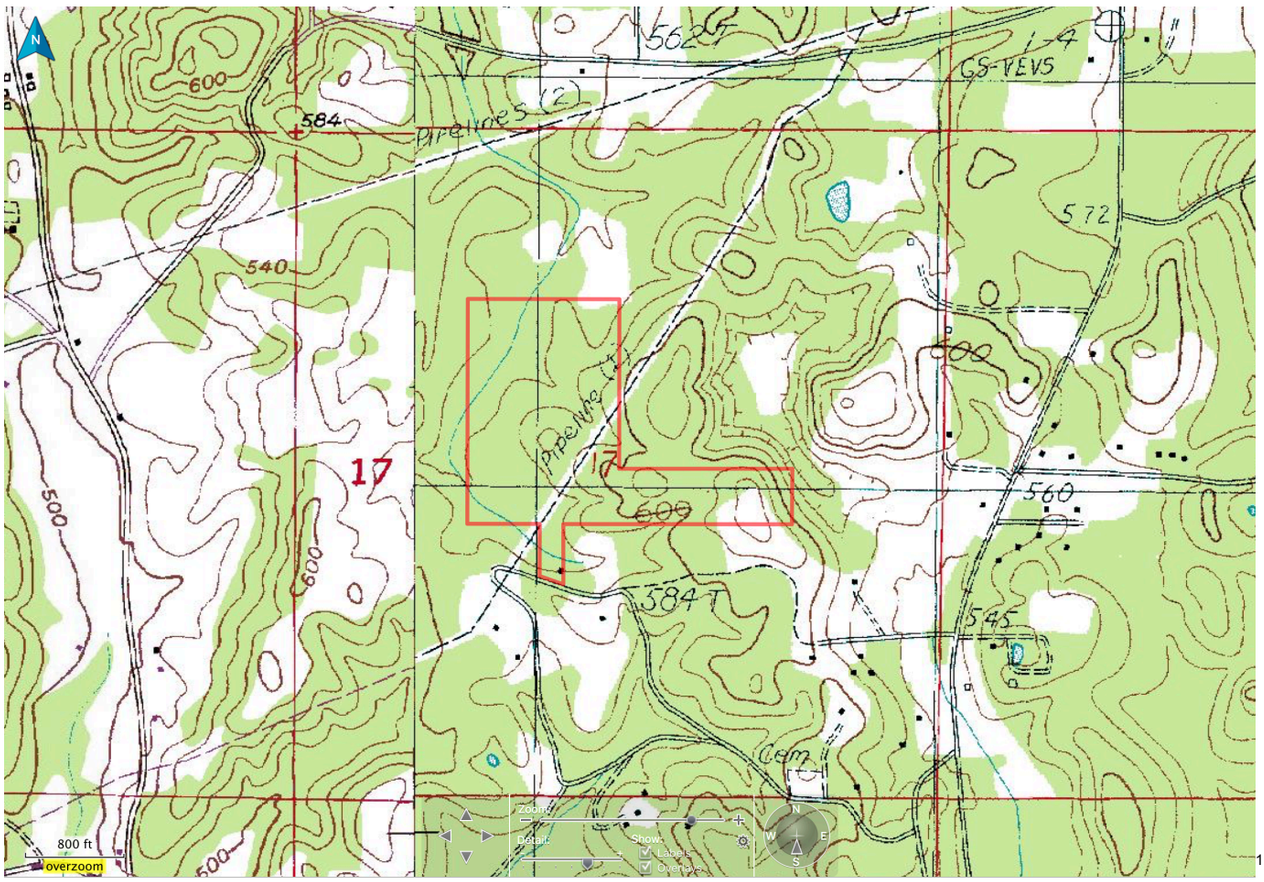
From Cropwell take Hwy 34/ Stemley Bridge Rd. Turn right onto Co Rd 207/ Stemley Rd. Turn right onto Old Collins Ferry Rd. Turn right onto Zellwood Cir. Continue straight to stay on Zellwood Cir. Property is located on the north side of Zellwood Cir. at N33.46402 W86.24635

Aerial Map



* All distances and acres are estimates and should be independently verified

Topographic Map



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