

# Coosa Co., AL

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Reference # 279

More info at  
205-936-2160

## Land For Sale

### 247 acres +/-

### \$640,000

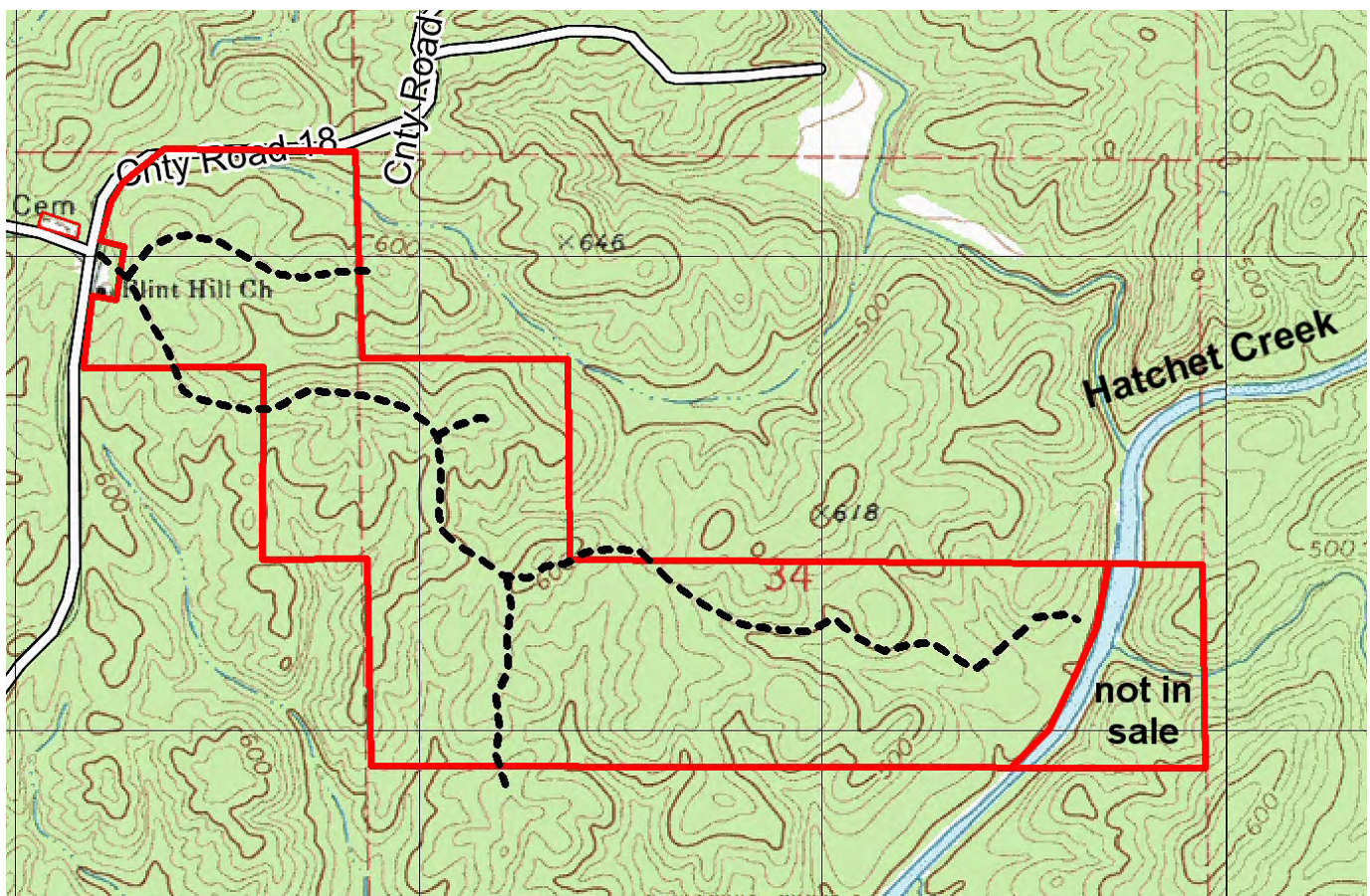
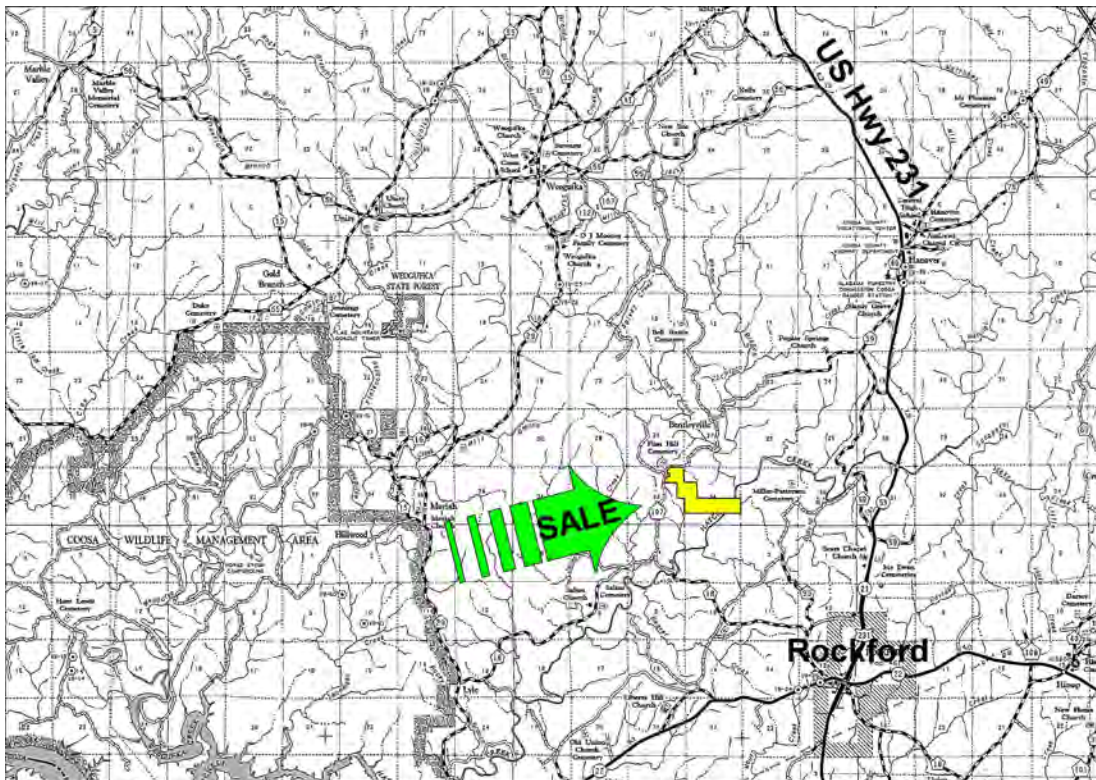
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located in northern Coosa County about 35 miles from the intersection of US Hwy 280 and US Hwy 231 at Sylacauga
- About 42 acres of pine planted in 2005. The rest of the timber is well stocked natural pine and hardwood timber. Call for appraisal.
- About ¼ mile of frontage on gravel Co Rd 18
- Power available
- About ¼ mile on scenic Hatchet Creek.

All distances and acres are estimates and should be independently verified

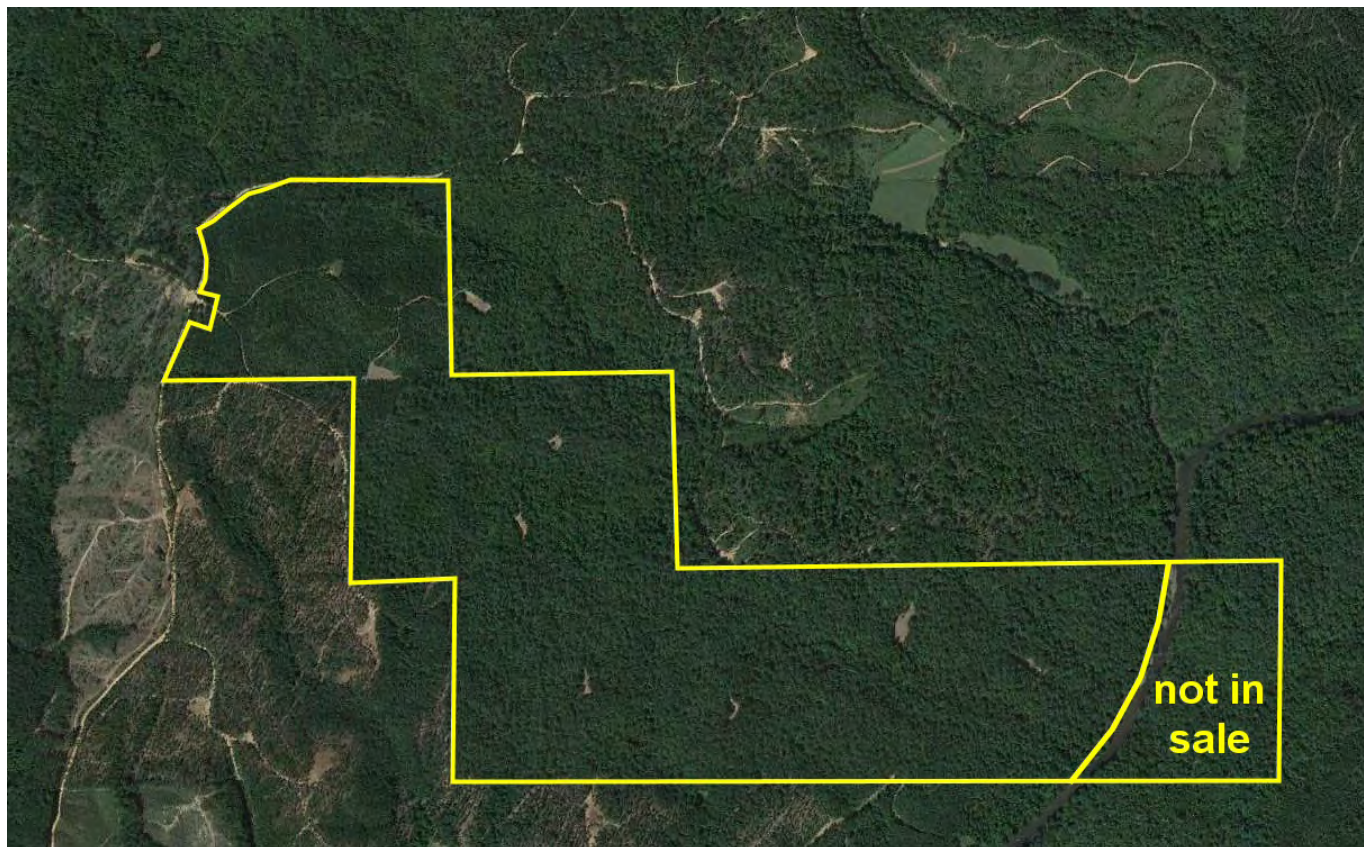




NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners 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.

Directions from the intersection of US Hwy 280 and US Hwy 231 at Sylacauga: (35 minutes to the property)

From the intersection of US Hwy 280 and US Hwy 231 go 11.6 miles south on US Hwy 231 towards Rockford to Co. Rd. 59. Take a right and go 1.2 miles to Co. Rd. 34. Take a right and go 3.5 miles to Co. Rd 18. Take a left and go 1.9 miles to the property and the access road on the left. Look for the Cyprus Partners sign. You are welcome to look on your own or you can set up an appointment. There are no gates that must be opened. The woods road into the property is located at Lat: 32°56'29.95" N. Lon: 86°16'23.99" W.



Aerial view