

# Coosa Co., AL

SEE PHOTOS  
www.cypruspartners.com

Reference # 429

More info at  
205-936-2160

## Land For Sale

### 282 acres +/-

# \$532,980

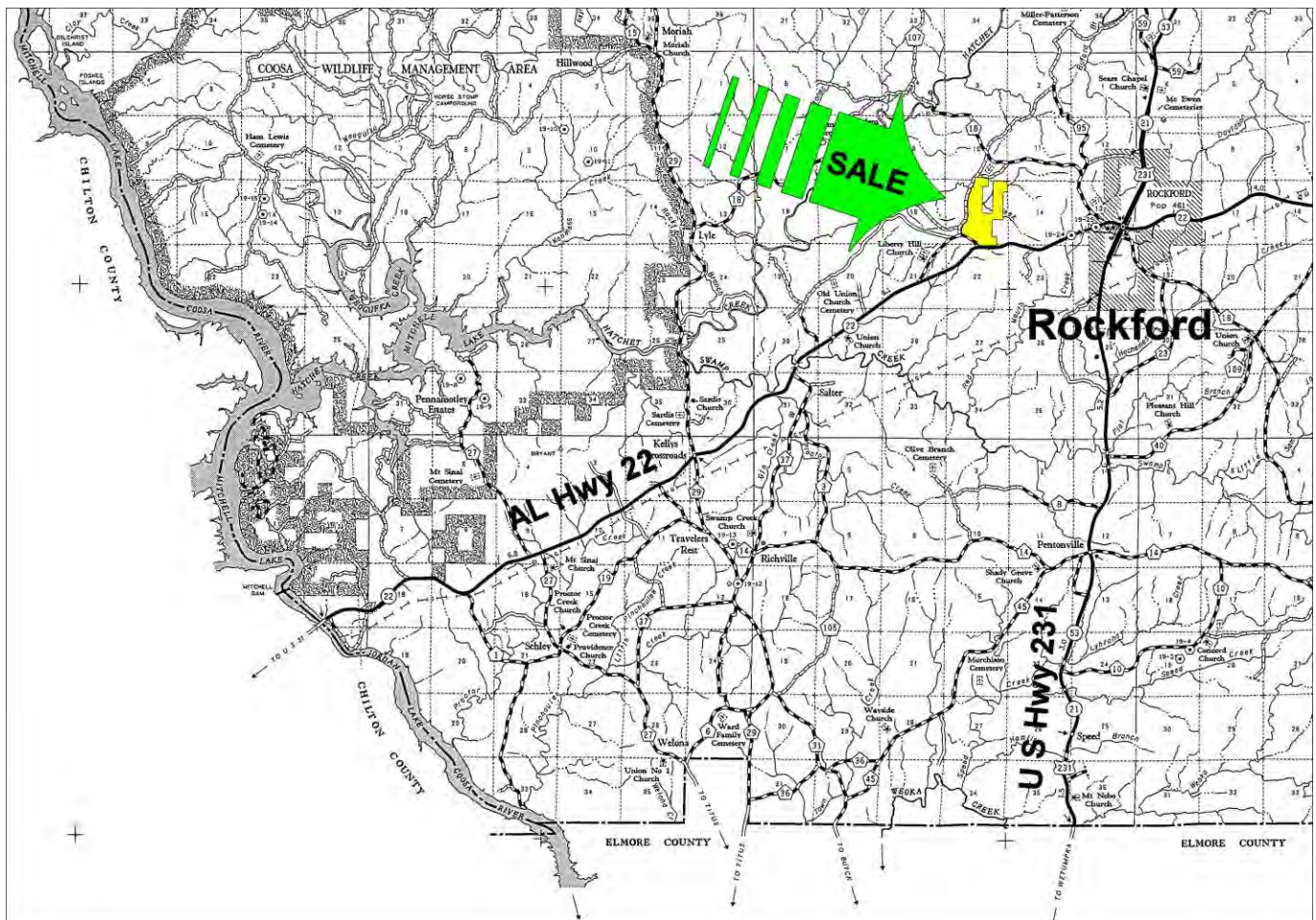
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- A hunting property with all the extras
- Located in central Coosa County, Alabama, 2 miles west of Rockford
- Paved road frontage, power & water at Hwy 22
- Large metal shed partially enclosed with heat, power, water, bathroom
- Property has a 2-acre pond with covered pier
- 2,300 feet on Beaver Creek + another 1,600 feet on a tributary
- Five food plots total about 4 acres and one has an elevated professional shooting house
- There are about 100 acres of planted pines from 1 to 16 years of age
- Call agent Tom Brickman, 205-936-2160, to arrange for access

All distances and acres are estimates and should be independently verified

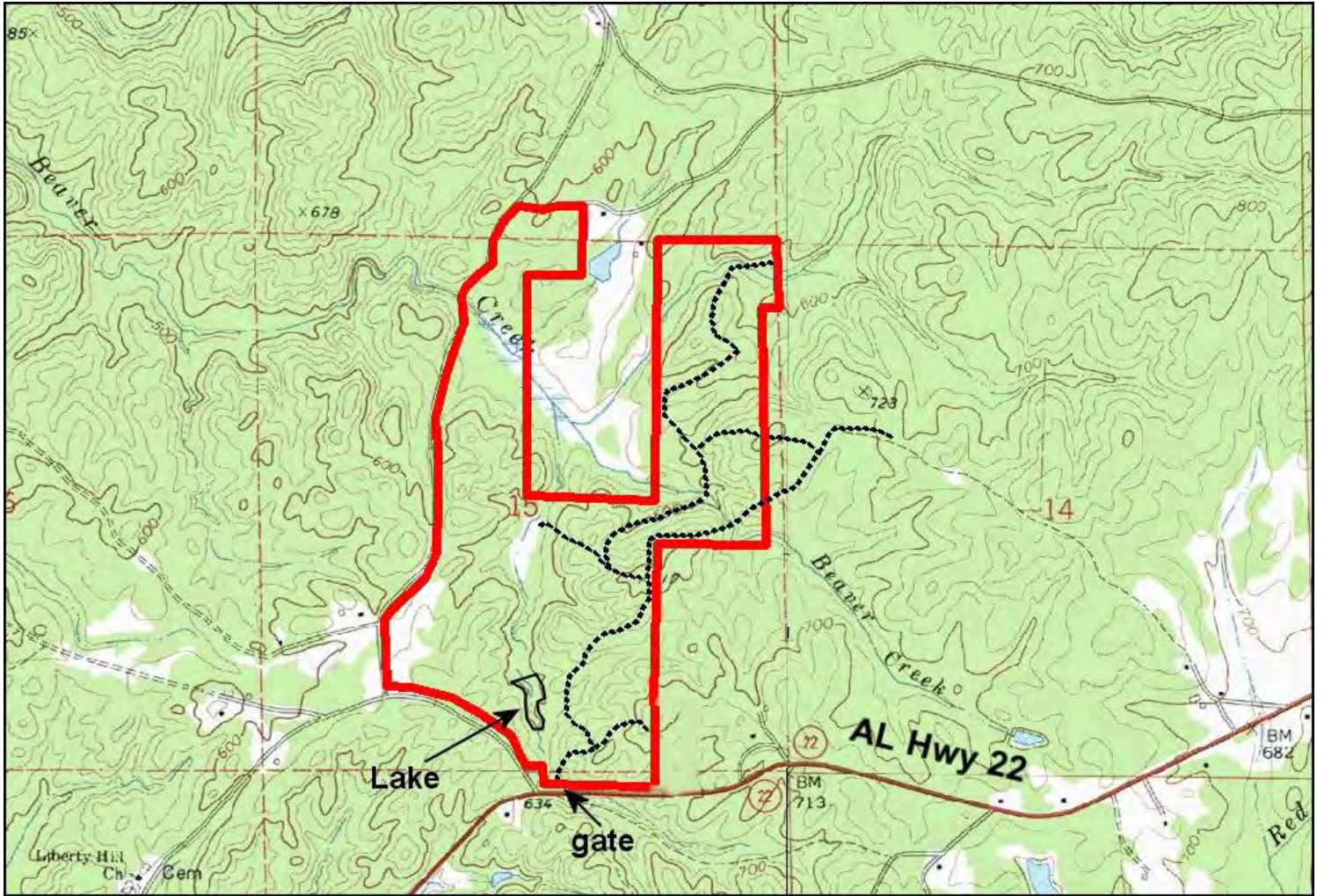


NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners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



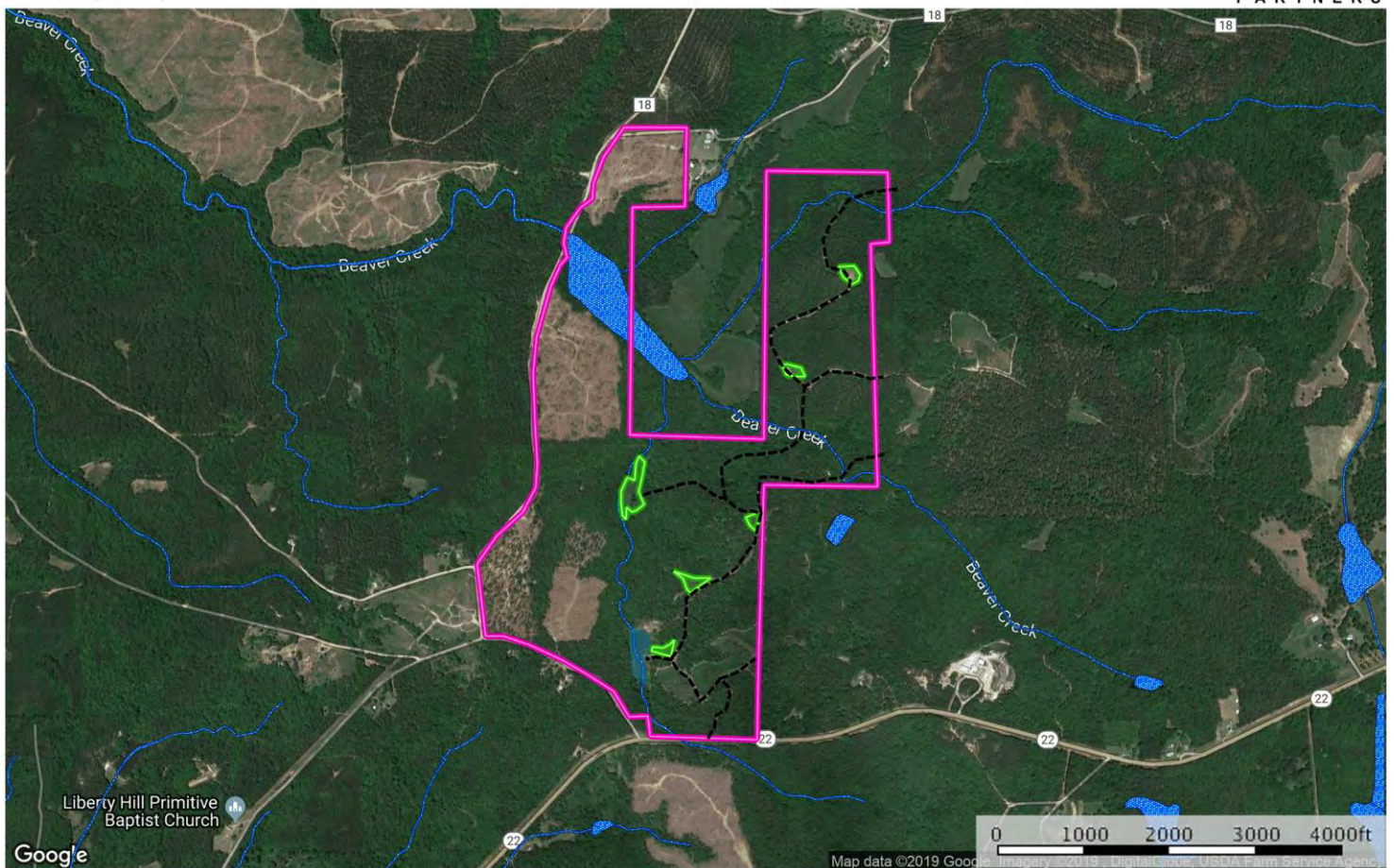
Directions from I-65 Exit 205 in Clanton (McDonalds exit): (24 minutes to the property)

From I-65 Exit 205 take U S Hwy 31 south and go 4.0 miles to AL Hwy 22 on the left. Take a left and go 18.7 miles (crossing over the Coosa River) to the entrance to the property on the left. Look for the Cyprus Partners sign. The gate is locked so call agent to arrange access. The gate is located on AL Hwy 22 at Lat: 32° 53' 04.4" N.; Lon: 86° 15' 15.4" W and is 2 miles west of Rockford.



map\_aerial\_holman290  
Alabama, AC +/-

**CYPRUS**  
PARTNERS



---- Road / Trail    greenfield    Pond / Tank    Boundary    Wetlands    Riparian