

Chilton Co., AL

SEE PHOTOS
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Land For Sale

Exclusive Agent For Owner

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PARTNERS

Reference # 437

More info at
205-936-2160

46 acres +/-
\$147,200

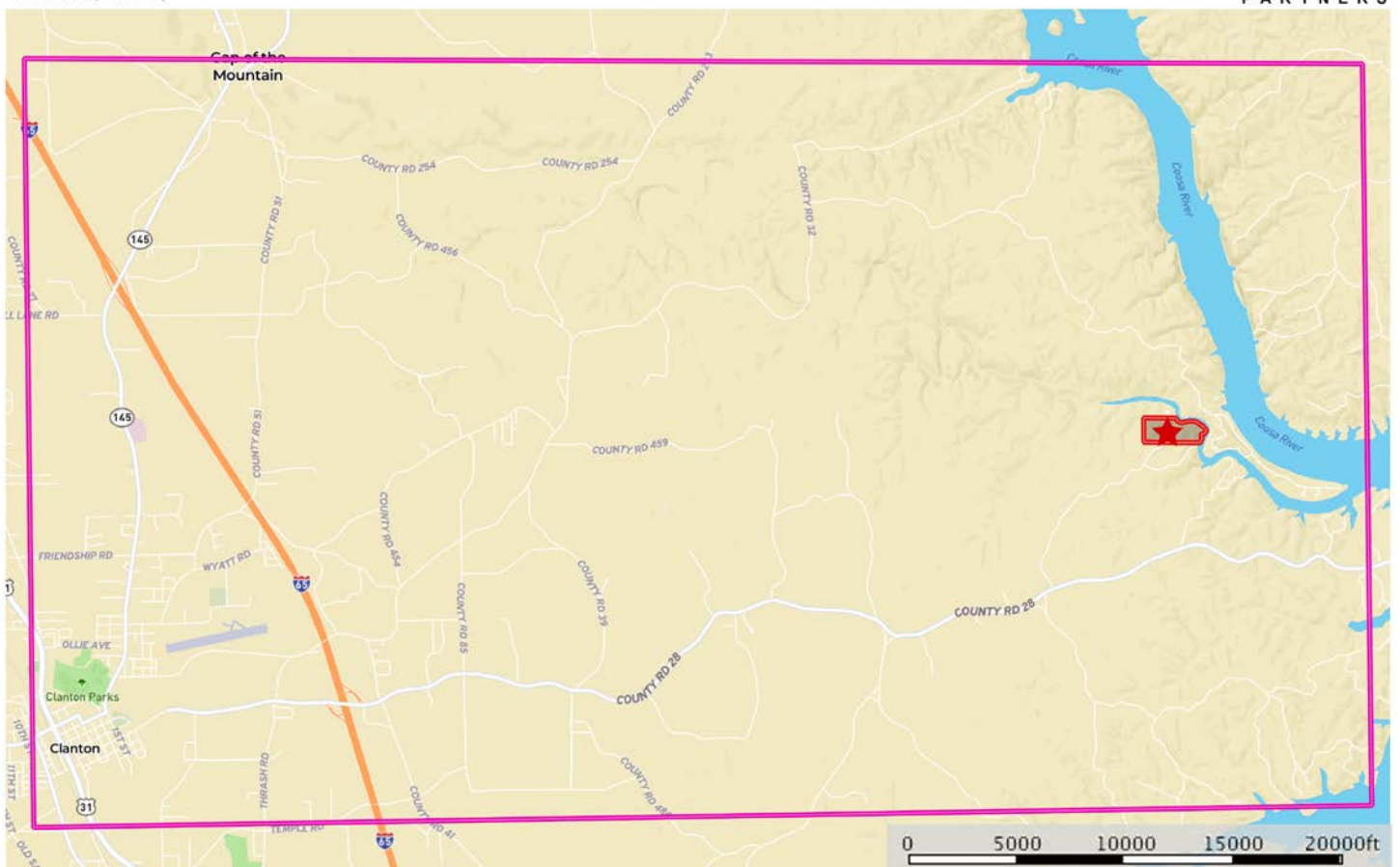
P O Box 590045
Homewood, AL 35259

- Located 8 miles NE of Clanton and about 14 minutes from I-65 Exit # 205. About 1 hour south of Birmingham and 1 hour north of Montgomery
- About 1,300 feet of frontage on dirt county road # 465. Power available. Well water only
- Beautiful undeveloped lake-front home site on a point of land with water on 3 sides
- Property has 2,334 feet on Mitchell Lake (Walnut Creek) with boat-able access from the Coosa River about 1.5 miles away by water
- Mitchell Lake is known for its stable water levels (unlike other Alabama Power impoundments in Alabama)
- A full service marina (Lake Mitchell Marina) is located about 11 minutes away by road (about 1.5 miles by boat)
- The property is covered in beautiful mature hardwood timber
- Access is on a private, exclusive-use road. Gate is locked so call agent for combo

All distances and acres are estimates and should be independently verified

map_location_fit46
Alabama, AC +/-

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★ PROPERTY LOCATION
□ Boundary
□ Boundary

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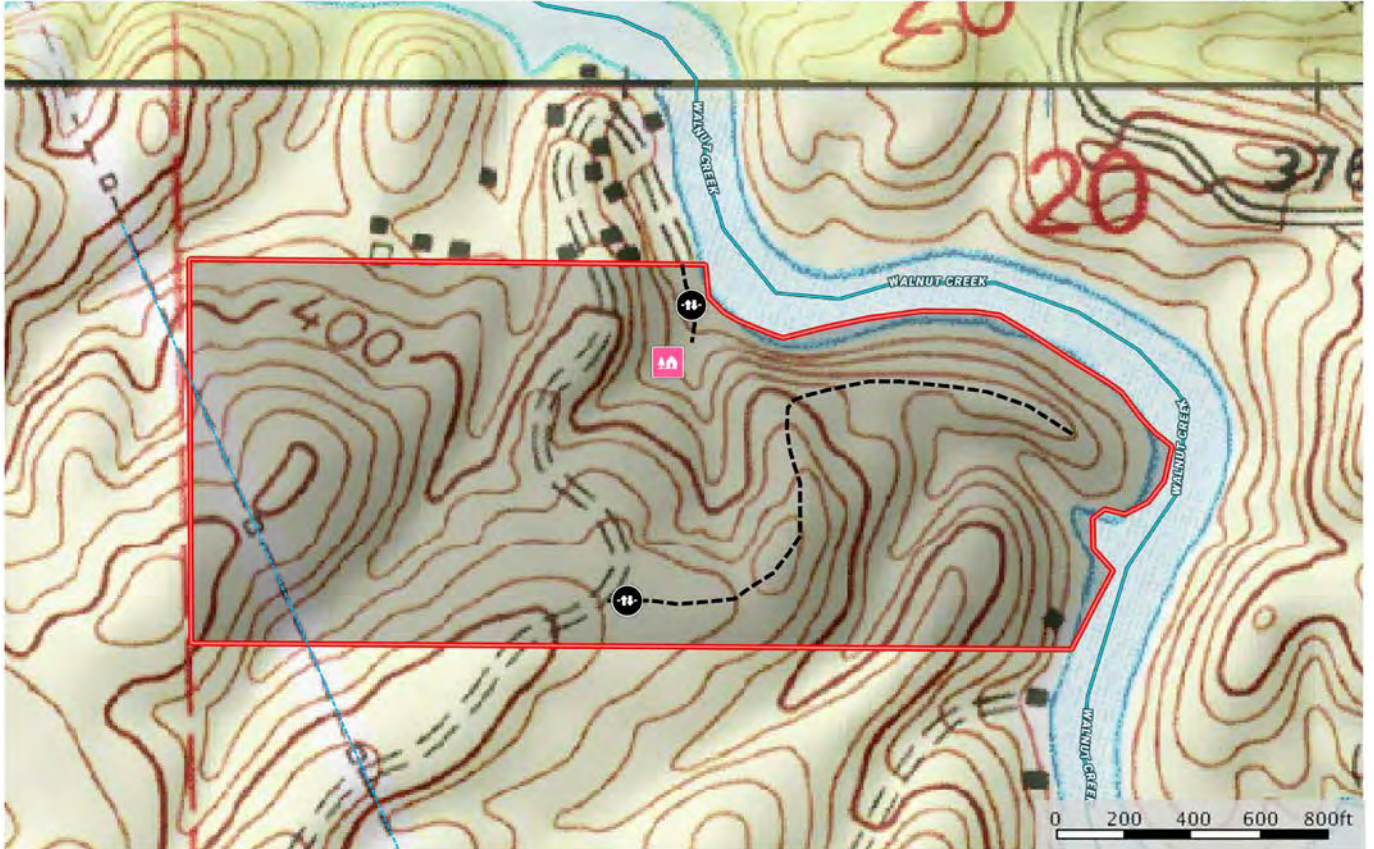
NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners 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 at Clanton (14 minutes to the property)

Take Chilton County Road # 28 east (toward Mitchell Lake) and go 5.6 miles. Take a left on to County Road # 465. This road is paved but turns to dirt a couple hundred yards from the turn. Go 1.7 miles to the property entrance and gate on the right. Look for the Cyprus Partners sign. The gate is locked so call the agent for access instructions. Once you pass through the gate it is about 1/3 mile on a new dirt road to the turn-around near the water. You are welcome to look on your own (download the brochure from the web site and use the topo map and aerial photo as a guide) or you can set up an appointment with the agent. The gate is located at Lat: 32°- 52' - 18.25" N.; Lon: 86°- 29' - 25.35" W.

map_topo_fitz46
Alabama, AC +/-

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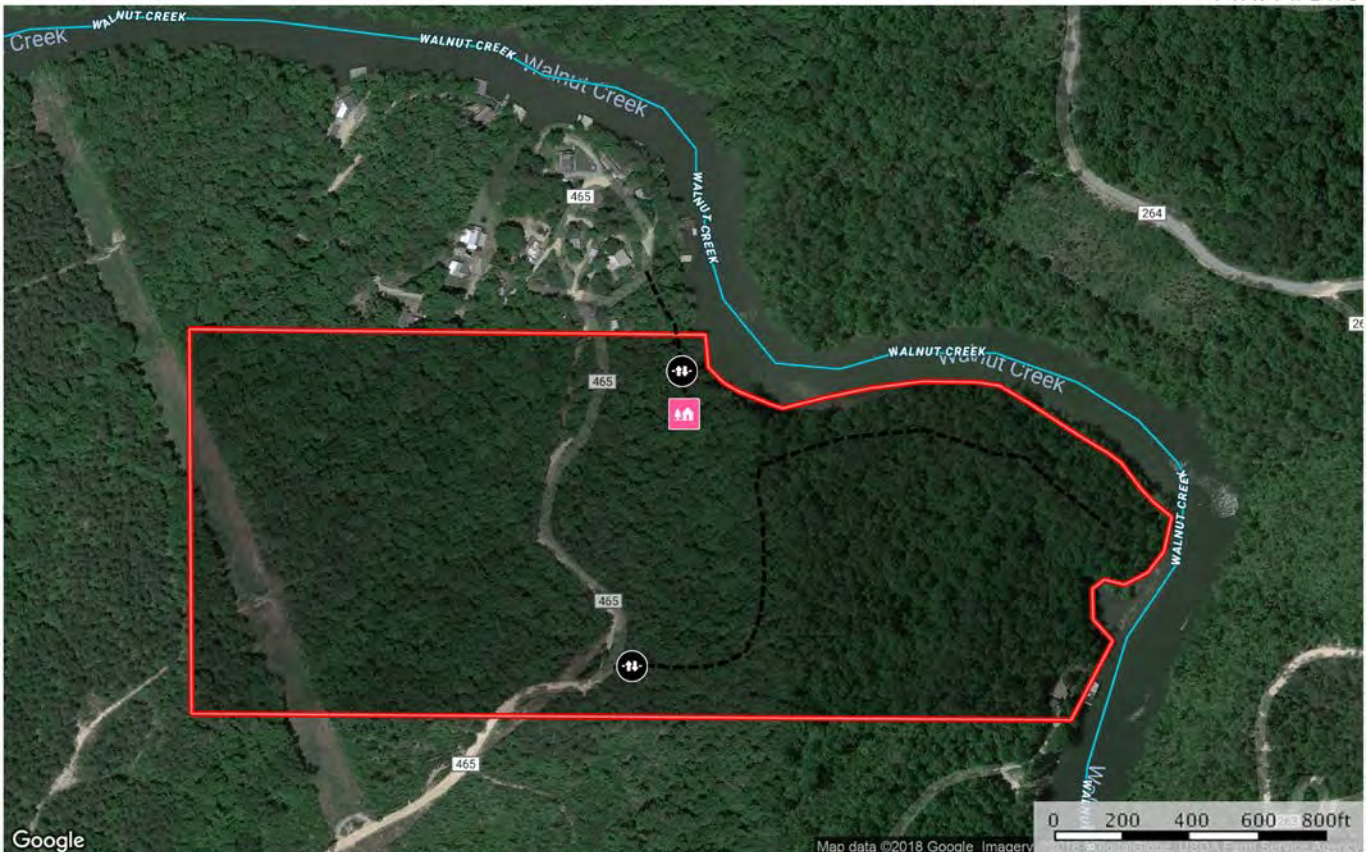
Cabin Gate Road / Trail Transmission Line Boundary Stream, Intermittent River/Creek Water Body

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map_aerial_fitz46
Alabama, AC +/-

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Gate Cabin Road / Trail Truck Road Boundary Stream, Intermittent River/Creek Water Body

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