

Talladega Co., AL

SEE PHOTOS
ON WEB

Exclusive Agent for owner:

www.spencemaynor.land/69ac

Reference #363

Contact Spence for info

205-500-0437

Land For Sale

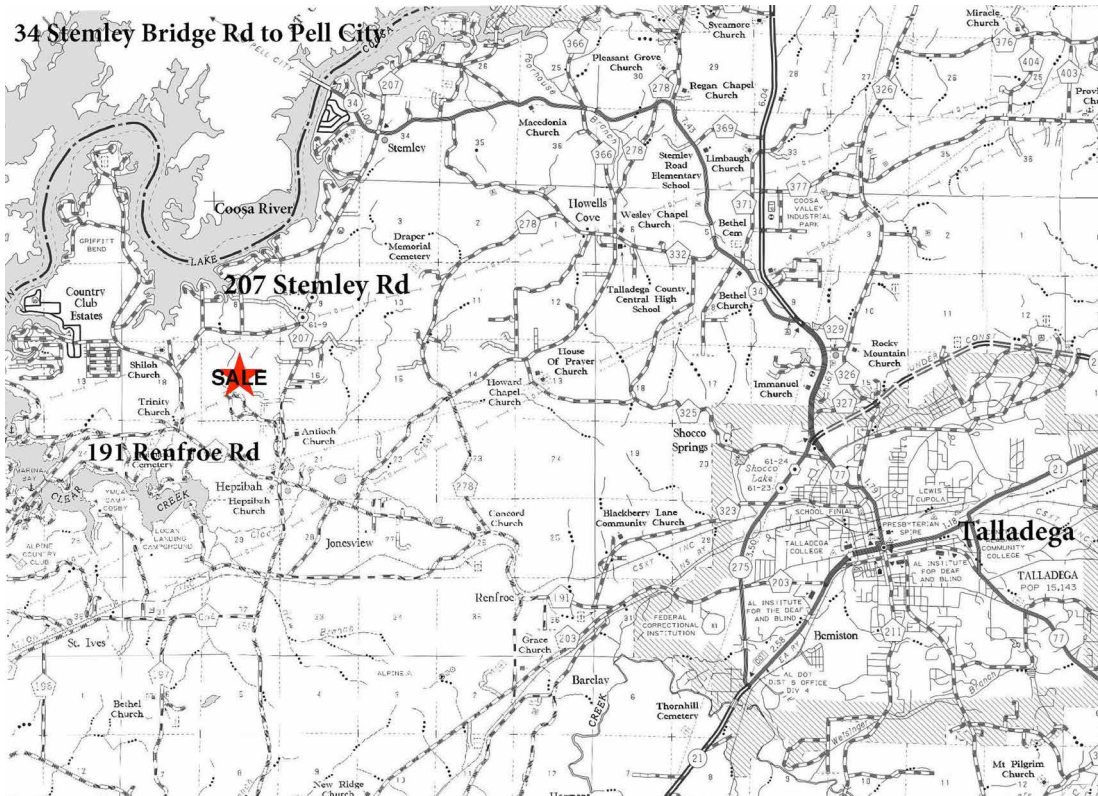
69 AC +/- \$150,000

CYPRUS
PARTNERS

P O Box 43633

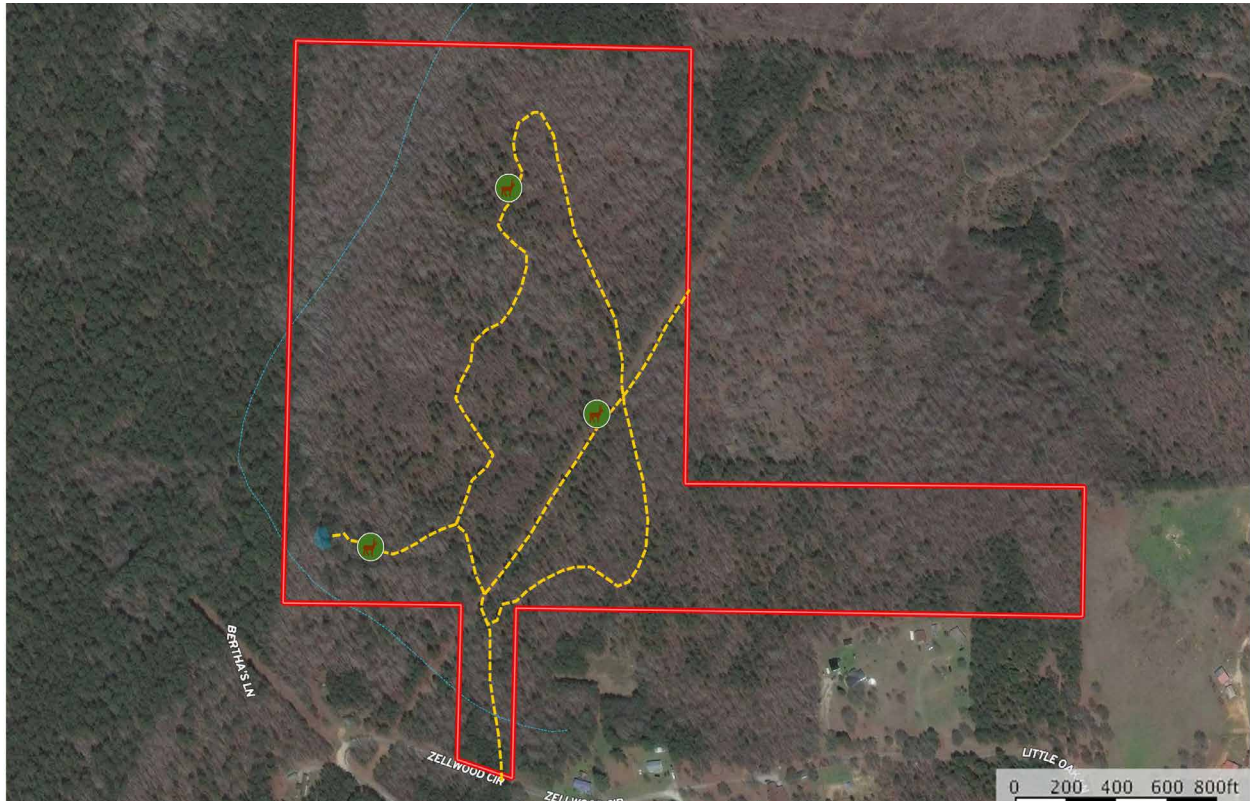
Birmingham, AL 35243

- A great property for the person looking for a hunting or homestead tract close to town.
- New internal roads, 3 New green fields, Mature hardwood forest, Utilities available, Less than one hour to B'ham, 10 min to Lake Logan Martin, 10 min to public boat launch, 8 min to food and supplies.
- Plenty of high ground, access to blacktop road, city water, and power give the tract good homestead potential.
- Large blocks of timberland adjoin the property and provide backup for the wildlife.
- The pipeline makes a good location for deer stands and food plot areas to take advantage of the deer, turkey, and small game hunting this property provides.
- Utilities: Power, City Water, Telephone.
- Road access: 195 ft. frontage on Zellwood Circle.
- Easement: Pipeline easement bisects the property.
- Timber: 67 AC Mature natural timber with plentiful Longleaf Pine.
- Terrain: 1 to 15 Percent slopes, Most areas are gently rolling.



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

Directions 13 min (9.4 miles): 1) From Cropwell head East on Highway 34/ Stemley Bridge Rd. and go 5 miles. 2) Turn Right onto Co Rd 207/ Stemley Rd. and go 4 miles. 3) Turn Right onto Old Collins Ferry Rd. 4) Turn Right onto Zellwood Circle and continue straight. 6) The property is located on the north side of Zellwood Circle on the right.



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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

LAND/LOT: 69 AC

PRICE: \$150,000 or \$2,174/AC

Property Address: Zellwood Cir, Talladega, AL 35160

County: Talladega

Municipality: Unincorporated

Market Area: Talladega, Alpine, Lake Logan Martin

Parcel ID(s): 1204170000009009, 1204170000006000

Yearly Tax Amt: \$326/yr

Flood Plain: No

HOA: No

Zoning: None

S/ T/ R: 17/ 18S/ 4E

Waterfront: Small pond, Wet weather stream

UTILITIES: Power, City Water, Telephone

ROAD ACCESS: 195 ft. frontage on paved county road

EASEMENTS: Pipeline easement bisects the property

BUILDINGS: None

IMPROVEMENTS: Internal road, 3 green fields

TIMBER: 67 ac Hardwood timber

LOT DESCRIPTION: Irregular shape, 2 ac strip of land connects larger parcel to road frontage, 12 ac strip of land extends to the east, 53 ac rectangle makes up large portion

TOPOGRAPHY: 0% to 15% Slopes, Most areas are gently rolling

SOILS: Cherty Loam, Not prime farm land

SURROUNDING AREA: Rural, Residential, Undeveloped

CURRENT USE: Hunting and Recreation

BEST USE: Homestead, Hunting, Recreation

AMENITIES: New internal roads, 3 New green fields, Mature hardwood forest, Utilities available, Less than one hour to B'ham, 10 min to Lake Logan Martin, 10 min to public boat launch.