

Autauga Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 443

More info at
334-745-7530
Lisa Love, agent

Land For Sale
70 acres +/-
\$129,500

Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

Details:

- Located between Clanton & Billingsley about 15 minutes from I-65 Exit # 200 (Verbena). Property is on the Chilton-Autauga county line
- The property fronts on Autauga County Rd. 55 (the land the woods road is on is owned in fee, not an easement)
- Power line runs down the west line. Water service available at the county road
- Excellent timber investment: substantial timber value as about 2/3rds of the property is in mature planted pines from 25 years to 35 years of age, and mature natural timber (hardwood & pine) on the rest. Call the agent (who is also the forester who has managed this property for years) for more info on timber value
- Boundary lines painted in red
- Good hunting. Several food plots and shooting houses on the property. Plus several small wet-weather branches.

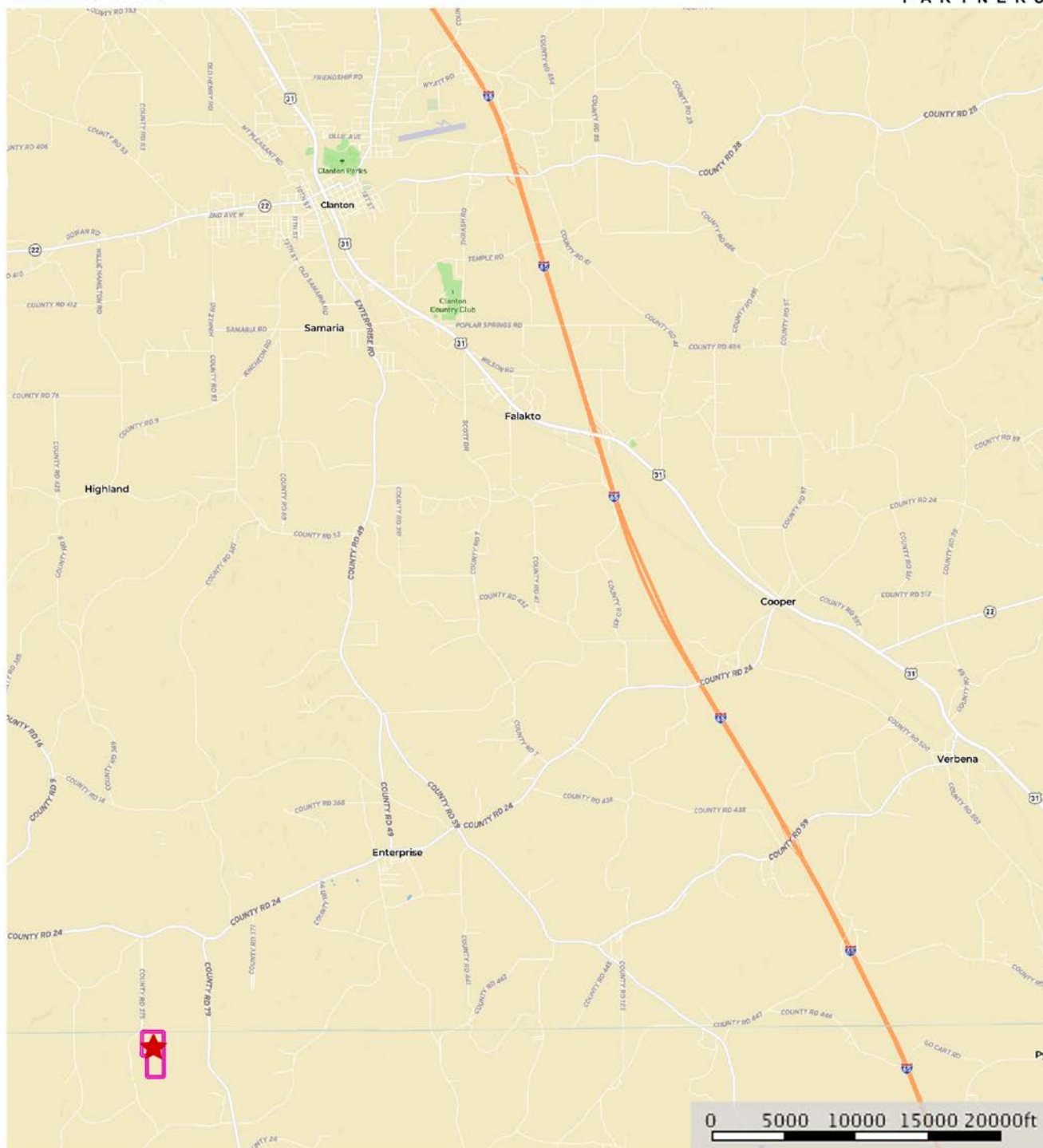
All distances and acres are estimates and should be independently verified

Directions from I-65 Exit 200 (Verbena): (15 minutes to the property):

Take I-65 Exit 200 and head west on Chilton County Rd. 59 for 4.8 miles. Take a left on Chilton County Rd. 24 and go 3.9 miles. Take a left on Chilton County Rd. 375 (turns into Autauga County Rd. 55 at the county line) and go 1.0 miles to the woods road access on the left. Look for the Cyprus Partners sign. Gate is locked so call the agent for the combo. 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 intersection of the access road and Autauga County Rd. 55 is located at Lat: 32° 42' 21.6" N.; Lon: 86° 40' 00.7" W.

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.

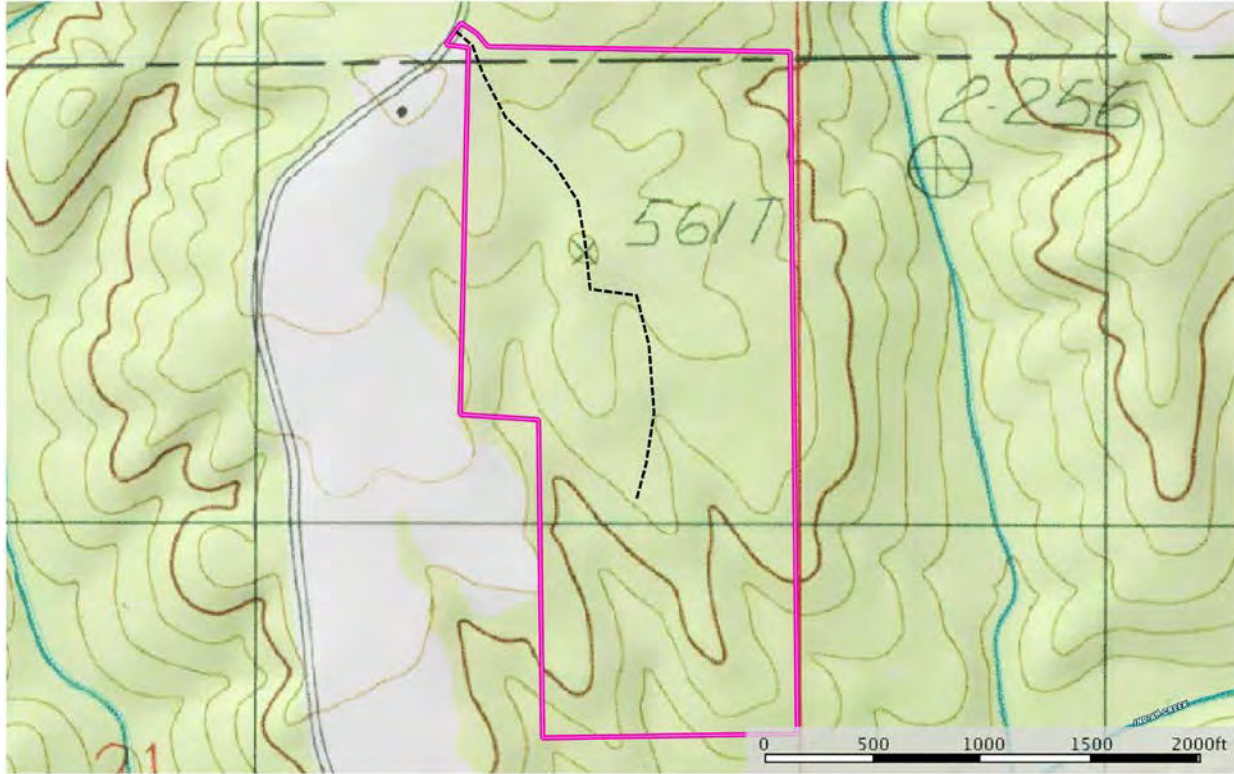


★ PROPERTY LOCATION □ Boundary

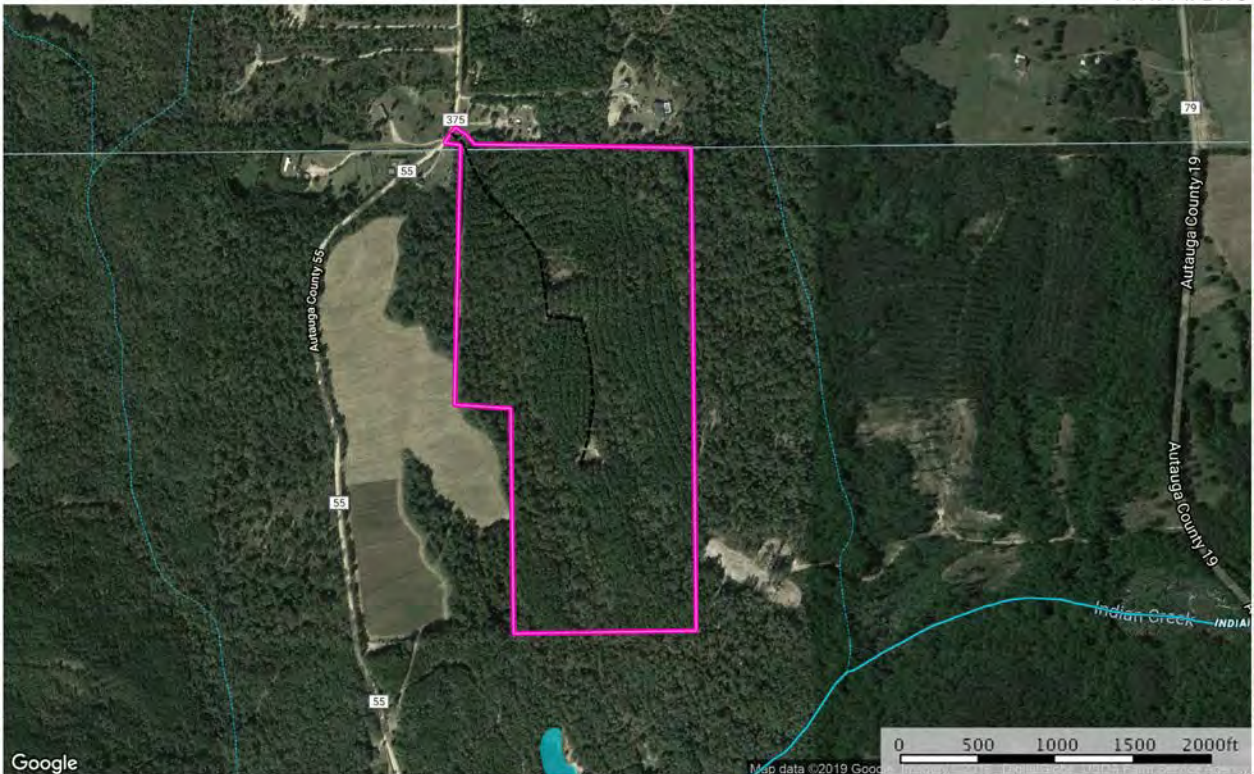
Tom Brickman
P: 205-936-2160

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---- Road / Trail Boundary -.-.- Stream, Intermittent - River/Creek Water Body



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