

# Talladega Co., AL

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## Land For Sale

Exclusive Agent For Owner

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PARTNERS

Reference # 413

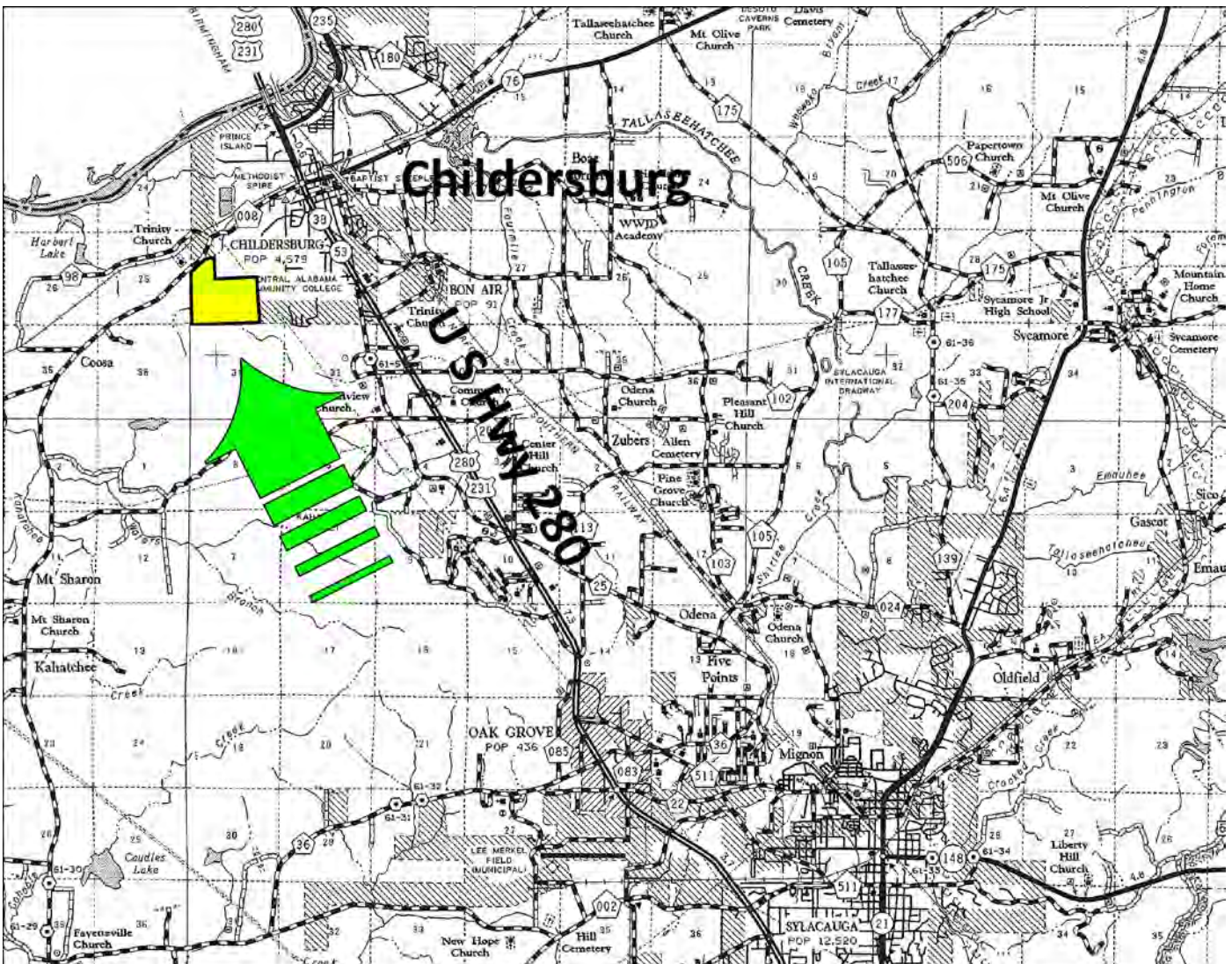
More info at  
205-936-2160

# 275 acres +/- \$495,000

P O Box 590045  
Homewood, AL 35259

- Located at Childersburg in southern Talladega County about 1.3 miles to U. S. Highway 280
- In the city limits of Childersburg – zoned Agricultural (hunting allowed 250 ft. from property lines)
- About 800 feet of frontage on paved Co Rd 8 (Childersburg-Fayetteville Hwy)
- About 110 acres of bottom land of which 70 acres was clear cut of timber about 5 years ago. These 70 acres could be converted to bottomland pastures (see aerial photo below)
- About 165 acres of upland with valuable merchantable timber present. Beautiful views from Bailey Mountain
- Several nice home sites in the uplands. A well-built road leads into the property from the county road
- Public water and power available at the county road
- Over 1 mile of frontage on Bailey Branch

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 I-459 And U. S. Highway 280 (Exit # 19) in Birmingham: (36 minutes to the property)

Take U S Hwy 280 south/east toward Childersburg for 28.0 miles (crossing the Coosa River). In Childersburg take a right on County Road 8 (Childersburg-Fayetteville Highway). Go south toward Fayetteville for 1.3 miles. The entrance to the property is on the left. Look for the Cyprus Partners sign. The gate is locked so call agent for the combo. You are welcome to look on your own (download the brochure from the web site and use the topo map as a guide) or you can set up an appointment. The access road to the property is located at Lat: 32° 15' 55.7" N.; Lon: 86° 22' 37.4" W.

