

Talladega Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 479

More info at
205-936-2160
Agent: Tom Brickman

Land For Sale

192 acres
\$1,400,432

Exclusive Agent For Owner

CYPRUS
PARTNERS

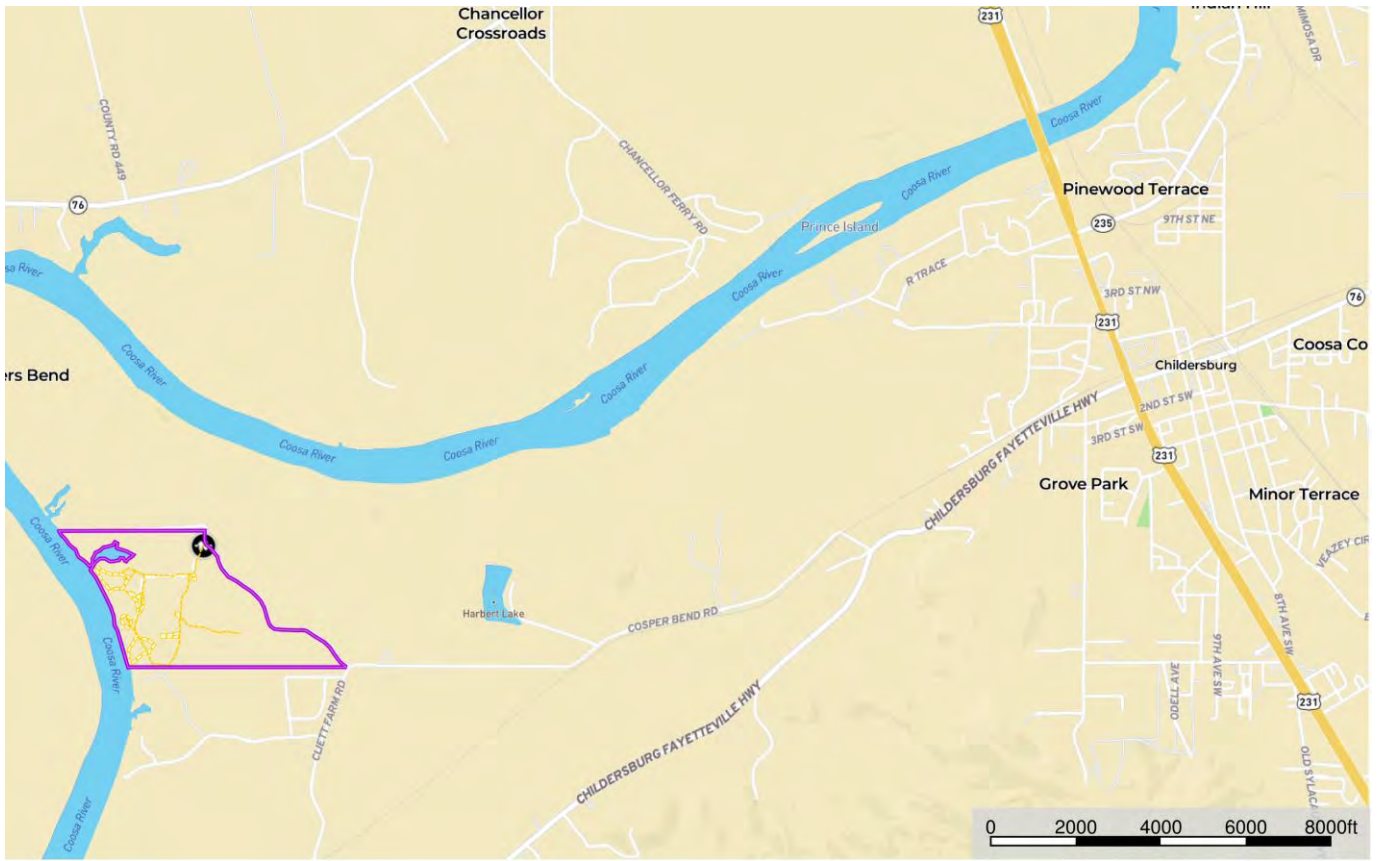
P O Box 590045
Homewood, AL 35259

- A rare opportunity to own highly developable land on Lay Lake / Coosa River, a 12,000-acre Alabama Power Co. impoundment with 289 miles of shoreline
- A spectacular setting for a home, corporate retreat, or lodge
- Located near Childersburg about 45 minutes to Birmingham, AL (6 min. to Hwy 280)
- The land fronts on the Coosa River for about 3,000 feet and surrounds a 3-acre pond fed by the river. Another small pond is also on the property
- Property touches on a paved public road (Casper Bend Rd), and has about 4,000 feet on a privately maintained dirt road used by several landowners. Water (Fayetteville Water Authority) and electric power available from the dirt road
- A significant portion of the river frontage is level and highly usable with numerous building sites, including a spectacular knoll right on the river with views of the river for about a mile in both directions
- Alabama Power has a Coosa River flowage easement up to the 407-foot contour interval (see map link below)
- There are about 8 acres in beautiful fields, some directly on the river. The balance is timberland with significant timber value
- May qualify for the benefits of a Conservation Easement (no CE currently)
- Additional resources:
 - [Lay Lake Description](#)
 - [FEMA flood map](#)
 - [Alabama Power flowage easement map](#)
 - [Alabama Power Residential Shoreline Permitting Guidelines](#)
 - [Property survey](#)

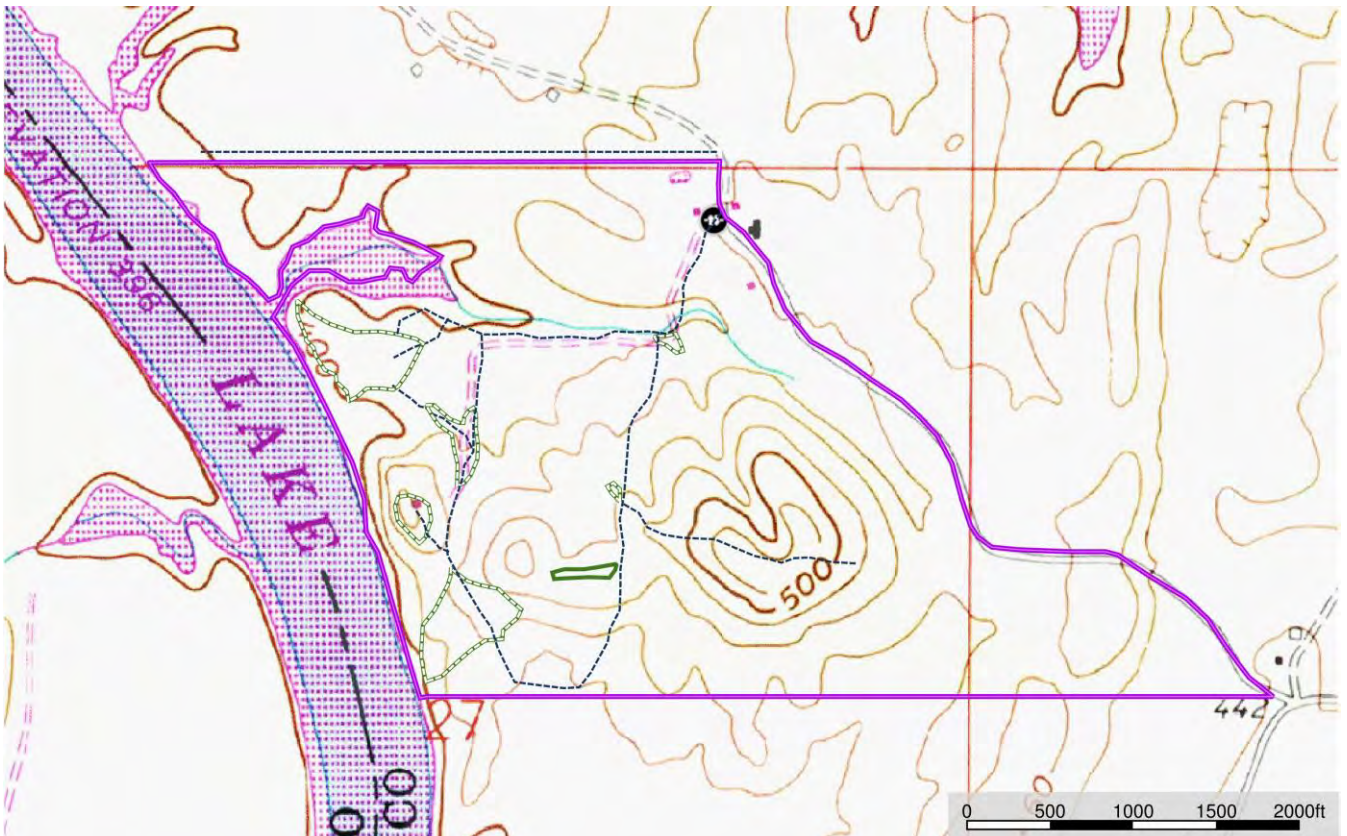
Directions from I-459 Exit #19 (U S Hwy 280) in Birmingham: (46 minutes to the property)

Head east on U S Highway 280 toward Sylacauga and go 28.0 miles to the intersection of Hwy 280 and AL Hwy 76 / Co Rd 8 in Childersburg. Take a right at the light on Co Rd 8 and go 1.2 miles to Casper Bend Road. Take a right and go 2.1 miles (crossing over a rail road track) to a dirt road on the right in a sharp left bend with a Cyprus Partners sign visible. Bear right onto the dirt road (the gate here is sometimes locked so call agent for access details). The property begins at this turn and is on your left continuously for next 4,000 feet. From the pavement, go 0.7 miles to a metal gate on your left which is the entrance to the property. Look for another Cyprus Partners sign. This gate is locked so call the agent for access details. Download the brochure from the web site and use the topo map and aerial photo as a guide. The gate is located at Lat: 33° 16' 06.8" N.; Lon: 86° 25' 07.5" W.

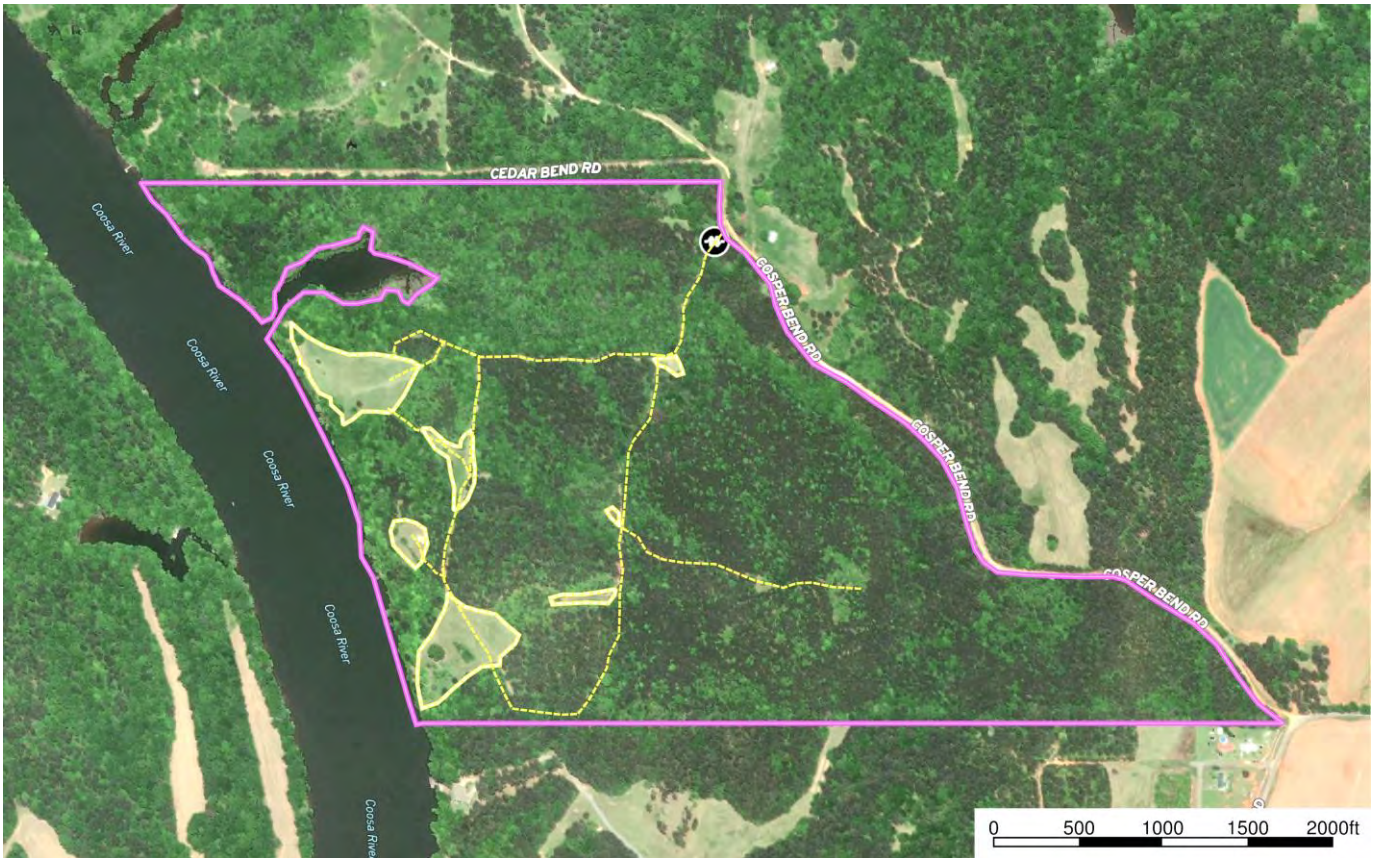
Location Map



Topographic Map
(scale: north line of property is 0.54 miles long)



Aerial Photo



All distances, acres and mapping 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, fitness for any particular use, fair market value, access, acres, zoning, or condition of title.