

Elmore Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 490

More info at
334-745-7530
Agent: Lisa Love

Land For Sale
164.1 acres
\$434,865

Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

Looking for hunting land? A place to build a home with an open spot for horses? A timber investment? Water? This 164+- acre property located at the quiet dead end of Johnson Lane has all of that and more. From Auburn OR Montgomery, you are 30- 40 minutes from being on your hunting stand or enjoying the solitude of a day in the woods.

The nicely rolling land is filled with pine and hardwood timber. Wallahatchee Creek and several streams flow through the land and with this topography, a pond or lake is a possibility. The centrally located four-acre field can be converted to a home site, a horse pasture, or developed as a dove field or wildlife food plot. A three-acre field on the northern line had gravel borrowed from it long ago. Likely more of that to be had on site. The growing timber can be harvested now or thinned and kept for the future.

Your neighbors have timber or pasture with ponds. There are several homes along tree-lined Johnson Lane, so while you will have privacy, you will also have the security of a few neighbors to pass by as you head to town. You are 10 minutes to groceries and restaurants in Tallassee, AL, <https://www.tallasseeal.gov/>. I-85 is 10 miles south, so you can easily get on the road to Montgomery or Atlanta.

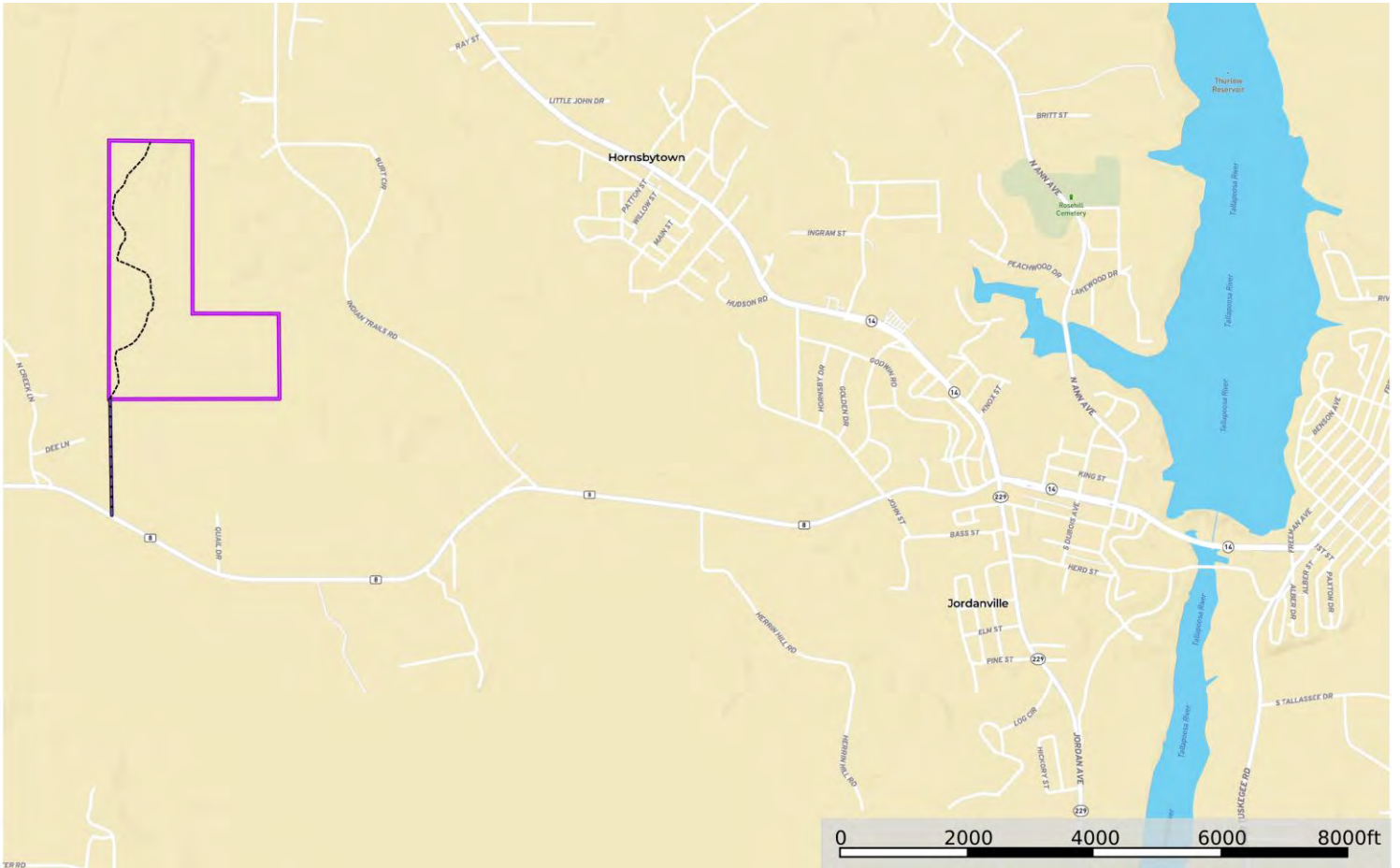
Contact Lisa Love and come take a look!

All distances, acres and mapping are estimates and should be independently verified

Directions from I-85 Exit #26 (Tallassee exit): (14 minutes to the property)

From Exit 26, head north on Alabama Hwy 229 for 7.7 miles to Tallassee. Take a left on Friendship Rd (Co Rd 86) and go 2.8 miles. Take a right on Johnson Drive and go 3/10 of a mile to the southwest corner of the property (and the end of Johnson Dr.). Look for the Cyprus Partners sign. You are welcome to look on your own or you can call the agent, Lisa Love, 334-745-7530, to arrange a visit. Download the brochure from the web site and use the topo map and aerial photo as a guide. The end of Johnson Drive (and the southwest corner of the property) is located at Lat: 32° 32' 24.7" N.; Lon: 85° 56' 39.8" W.

Location Map



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.

