

Elmore Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 491

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

Land For Sale

42.3 acres

\$124,755

Exclusive Agent For Owner

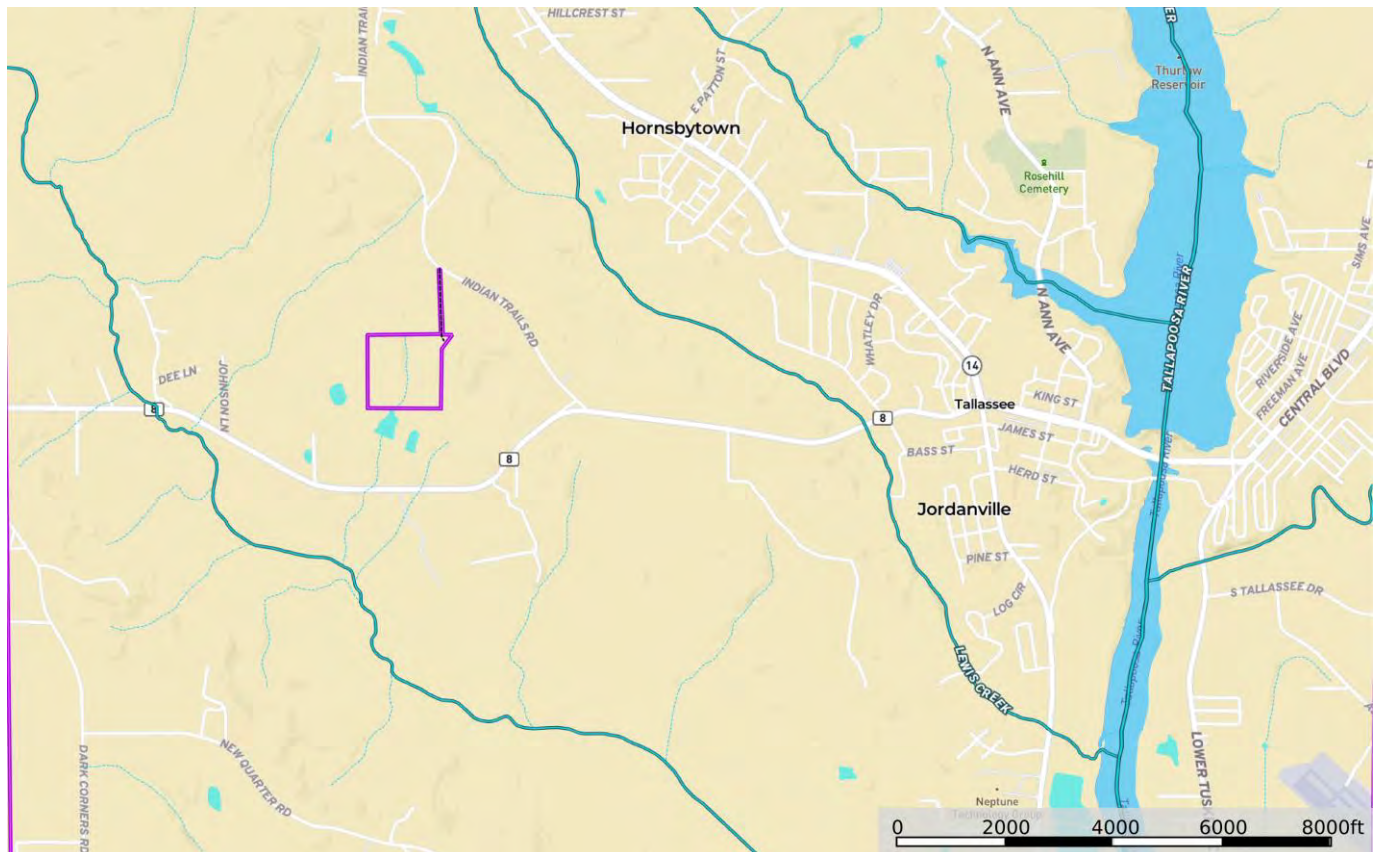
CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

Private acreage in with level home sites and a BIG backyard! This home site/recreation/hunting property is in Elmore County, just minutes from Tallassee High School. On Indian Trail you have a 60' deeded lane for your driveway and utilities. Build on level ground at the front and keep the "back forty" for hunting, trail riding and adventures in nature. Get outside to explore a forest filled with hardwoods and pines AND a creek running through it all. Call in the experts because it looks like there could be several good places to back up water for a fish pond. You are 30 miles/40 minutes to Auburn University. I-85 is 10 miles away, so you can easily get on the road to Montgomery (30 minutes) or Atlanta (2 hours). Contact Lisa Love and come take a look!

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

Location Map



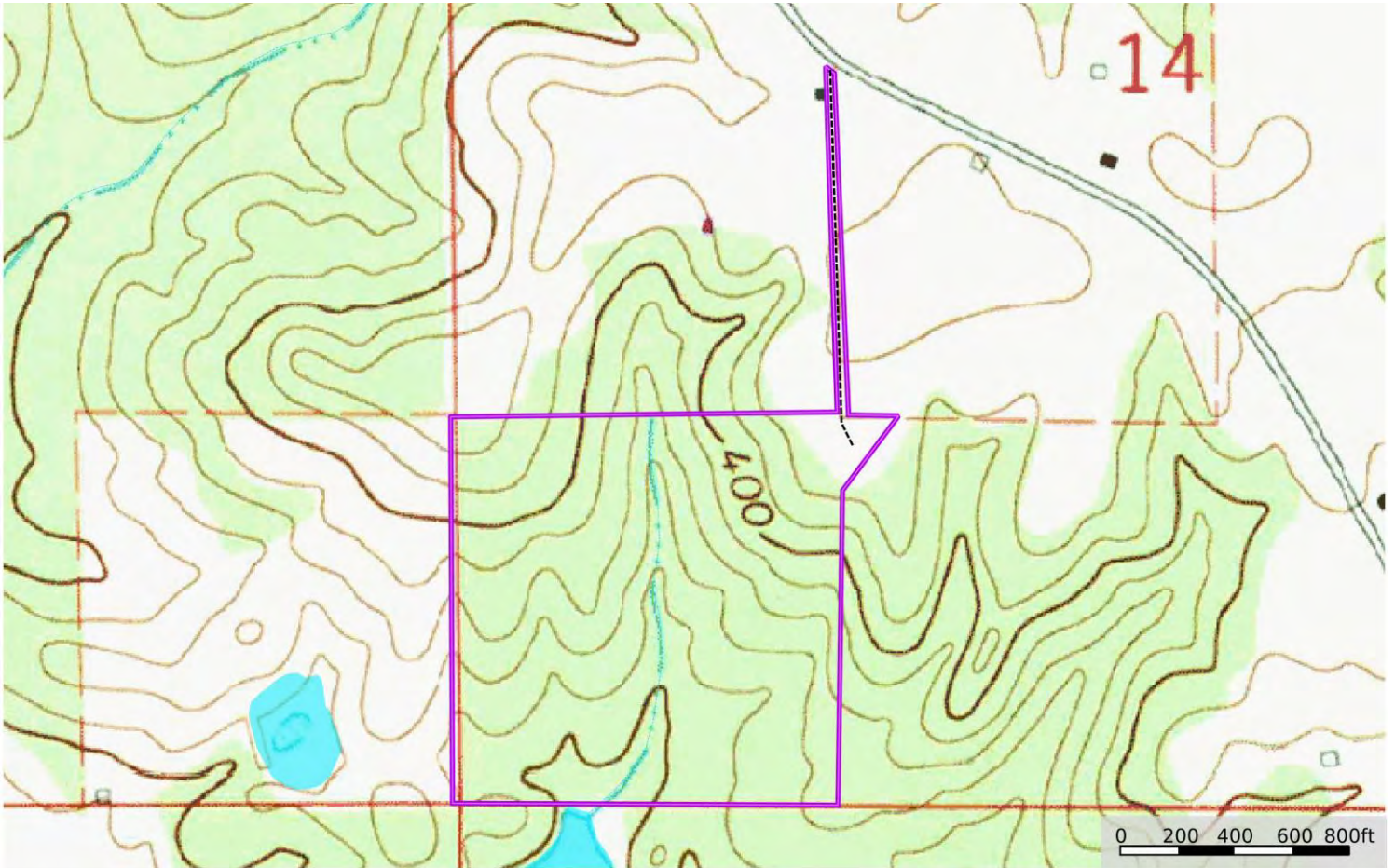
Directions from I-85 Exit #26 (Tallassee exit): (12 minutes to the property)

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 1.4 miles. Take a right on Indian Trail and go 7/10 of a mile to the entrance to the property on the left. Look for a small trail and 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 entrance off Indian Trail is located at Lat: 32° 32' 36.7" N.; Lon: 85° 55' 52.8" W.

Aerial Photo



Topographic 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.