

Lee Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 506

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

Land For Sale

11.93 acres

\$113,350

Exclusive Agent For Owner

CYPRUS
PARTNERS

A wooded parcel in Lee County and just minutes from Auburn City limits, perfect for a quiet homesite or recreational spot.

- TRACT B: Located about two miles south of the Auburn City limits on Co. Rd. 159
- 20 minutes to Auburn University and 5 miles to I-85 for access to Atlanta and Montgomery
- Indicated as "Tract B" on the road-side signs, this tract was recently surveyed and has 11.93 acres with 1,600 feet of road frontage
- Adjoining to the north is an 11.55-acre tract that is also available (indicated as "Tract A" on the road-side signs. Click [HERE](#) for more on Tract A)
- Rolling topography includes level areas for building.
- Forested Land: pine, oak, poplar, maple, dogwood, sweetgum; Ready to clear or keep
- Surrounded by large timberland owners; Abundant wildlife
- A small stream flows in wet weather.
- Orange painted lines around 2 sides with blue flagging on the north line that divides the two parcels. There is a trail around the back of the land
- Water and Power available
- Beauregard School District

All distances and acres are estimates and should be independently verified

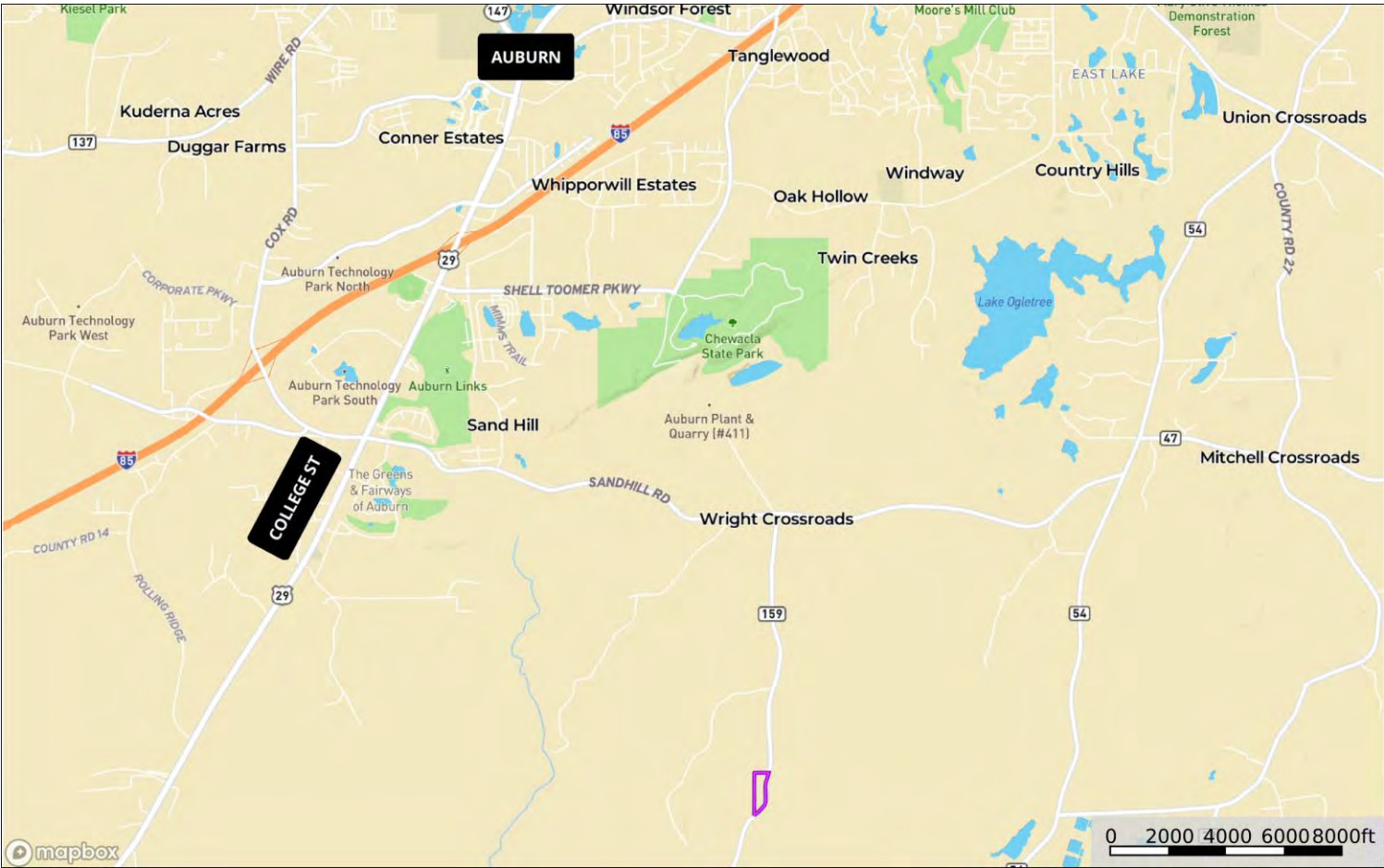
Driving Instructions

From I-85 Exit 51, at the intersection of College Street (AL Hwy 29) and I-85 (9 minutes to the property)
From Exit 51 head south on College Street for 1.3 miles and take a left on to Lee County Road 10 (Sand Hill Rd). Go 2.9 miles to Lee County Road 159 and take a right. Go 1.6 miles to the north line of the property on your right and look for the Cyprus Partners sign indicating "Tract B". The property will be on your right continuously for the next +/- 1,600 feet. You are welcome to look on your own (download the brochure from the web site to take the maps with you), or call the agent, Lisa Love, 334-745-7530, to arrange a tour or for more info.

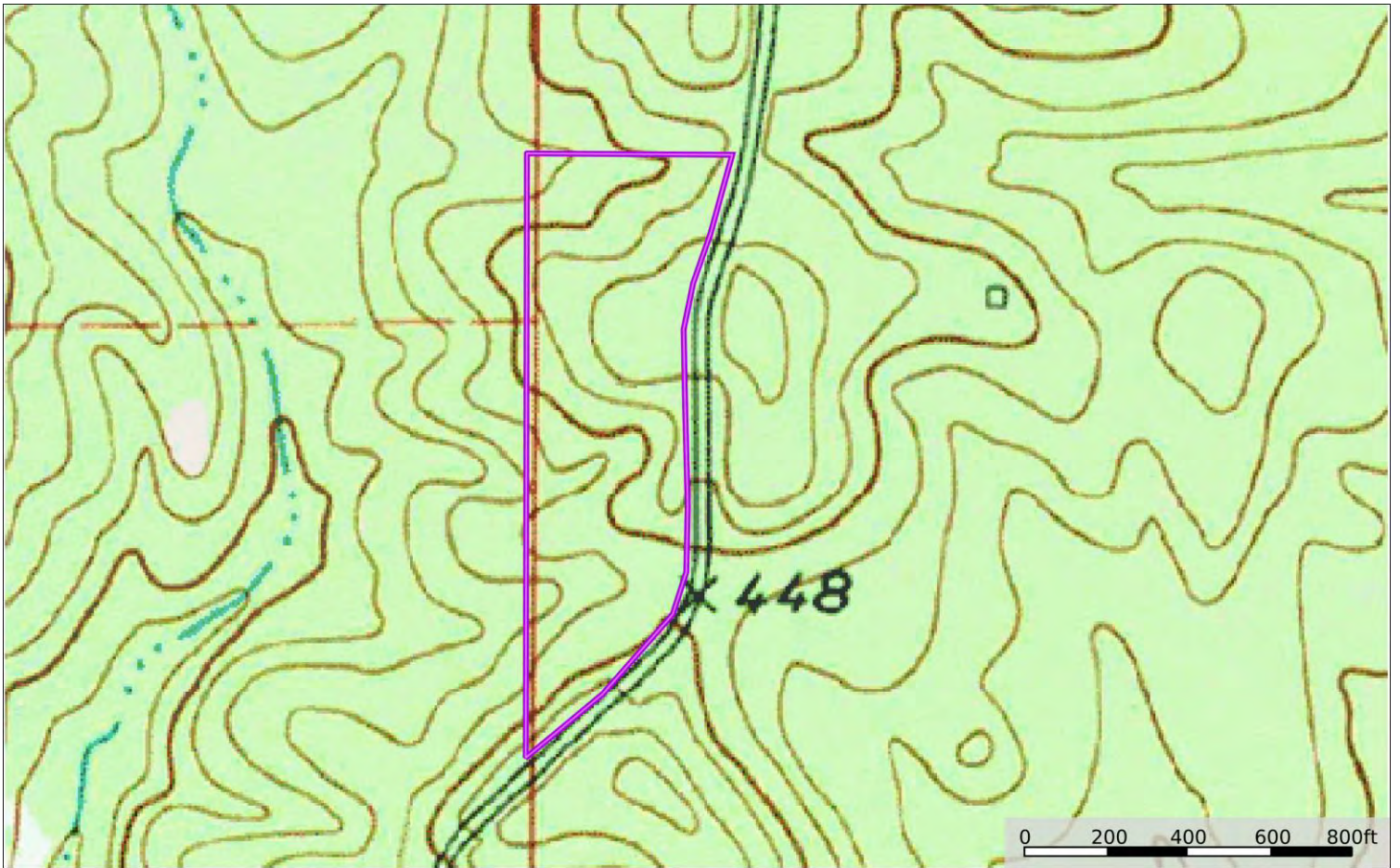
Notice

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.

Location Map



Topographic Map



Aerial Photo

