

Chilton Co., AL

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Reference # 511

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

Land For Sale

103 acres

\$267,800

Exclusive Agent For Owner

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- Located in central Chilton County about 45 minutes south of Birmingham
- About 5.7 miles east of I-65 Exit 212 (The “peach” water tank)
- About 2,100 feet of double frontage on a gravel county-maintained road (Co Rd 253)
- Water & power available about 700 feet south of the property
- Exceptionally good potential home sites because the land is level to slightly rolling
- Excellent fishing at two nearby Alabama Power impoundments. It is only about 22 minutes to Lake Mitchell Marina & Grill (learn more about Mitchell Lake [HERE](#)) and about 9 minutes to a public boat launch on Lay Lake (learn more about Lay Lake [HERE](#))
- Excellent timber investment potential with about 82 acres of 16-year-old unthinned planted pines
- A 50-foot wide Alabama Power transmission line crosses the western portion of the property for about 1,200 feet and is in the process of being abandoned by APCO

All distances, acres & boundary line flagging are estimates and should be independently verified

Driving Instructions

From I-65 Exit 212 at Clanton – the “peach” water tank exit (11 minutes to the property)

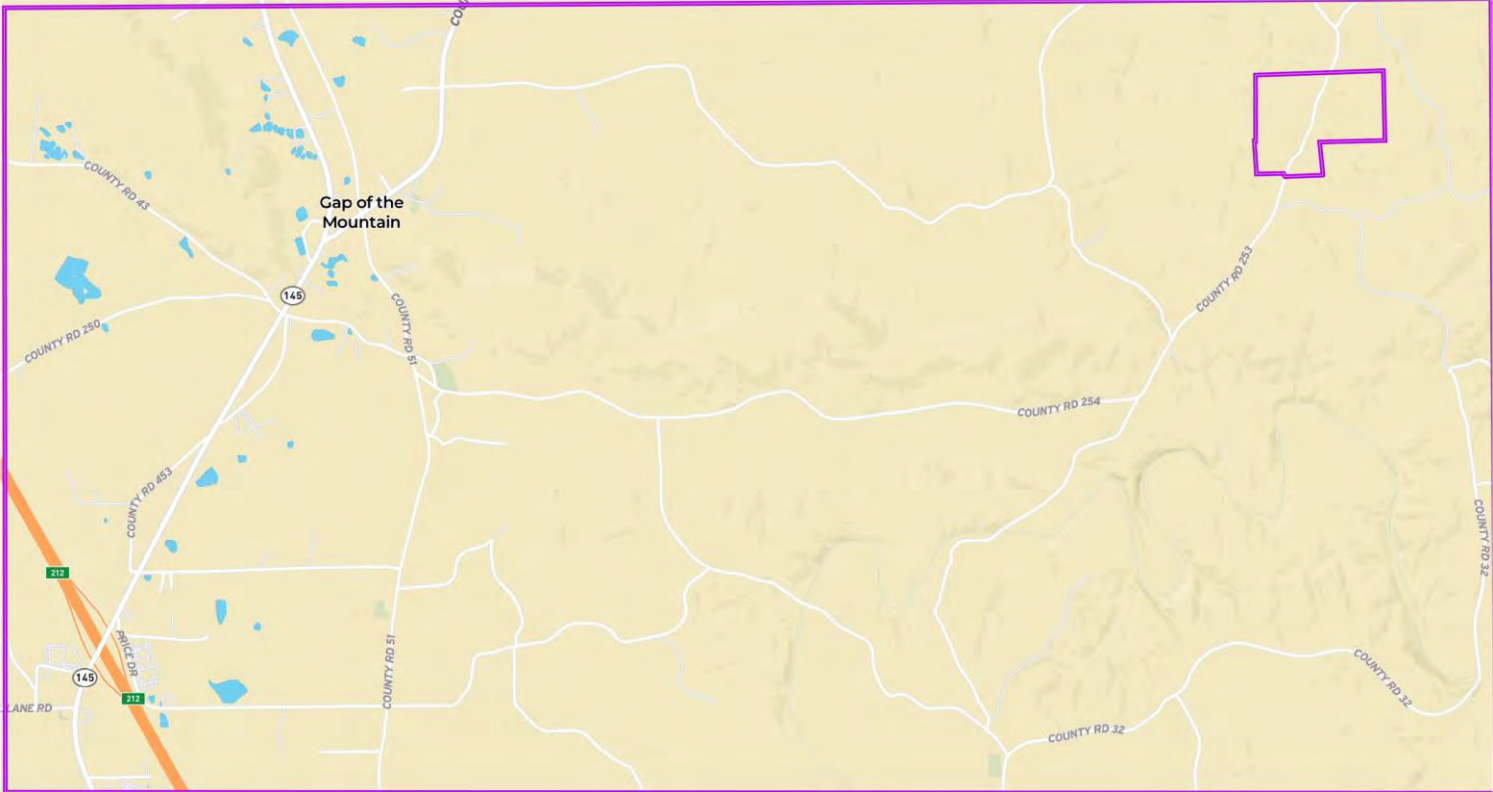
From Exit 212, take AL Hwy 145 north for ¼ mile. Take a right on Co Rd 448 and go 1.0 mile. Take a left on Co Rd 51 and go 0.7 mile. Take a right on Co Rd 254 and go 2.8 miles. Continue straight on Co Rd 251 for ¼ mile. Take a left on Co Rd 253 and go 0.8 mile to the south line of the property. Look for the pink flags & the Cyprus Partners sign. The property will be continuously on both sides of the road for about the next 2,100 feet. Pink flags along the road also mark the approximate location of where the north line crosses the county road. You are welcome to look on your own (download the brochure from the web site to print out the maps and take with you), or call the agent, Tom Brickman, 205-936-2160, to arrange a tour or for more info.

IMPORTANT NOTICE

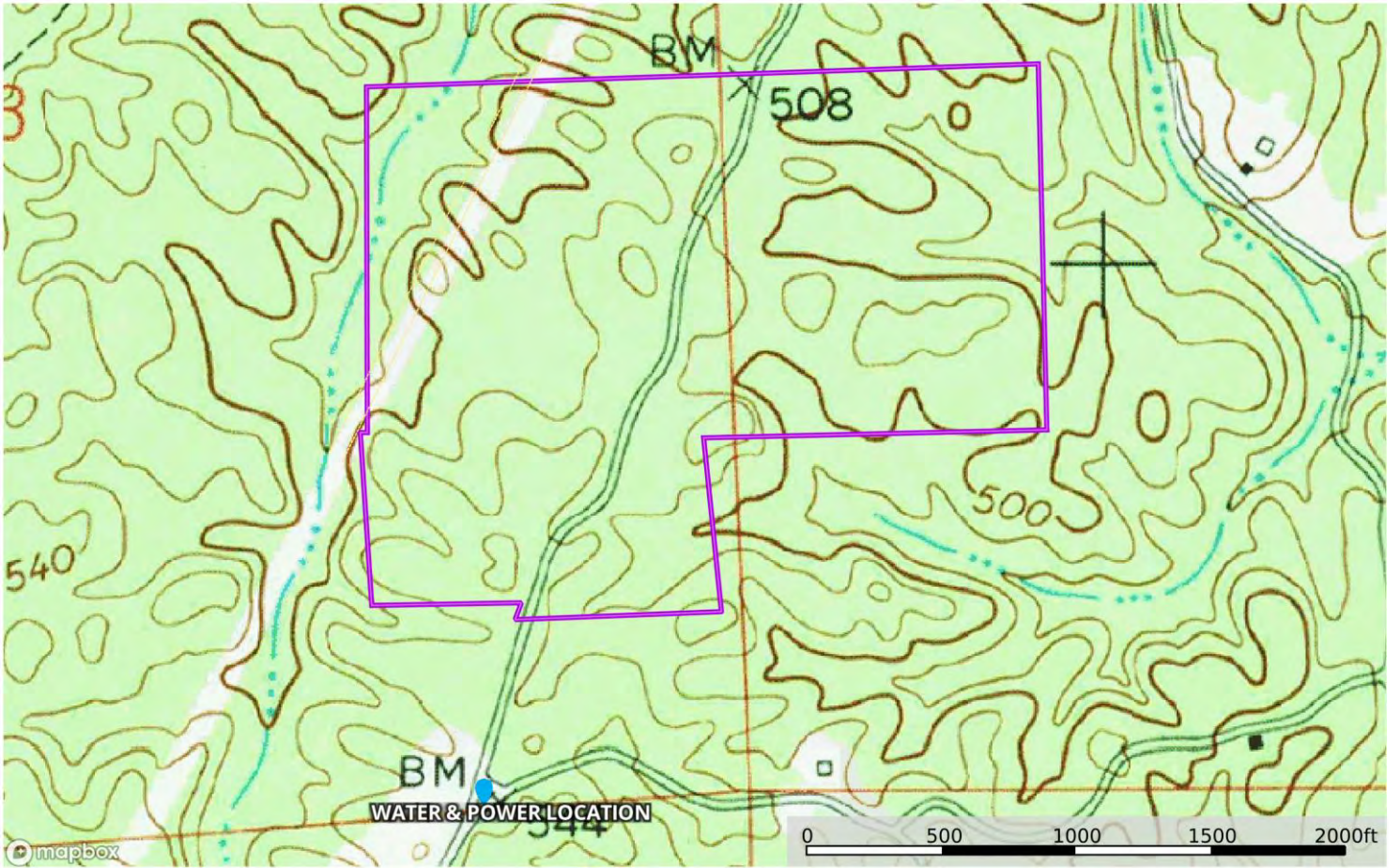
Investment in rural land carries risk and this offering is made with conditions.

This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty as to completeness or accuracy of maps and other information provided here. No representation or warranty is made about this property, express or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency.

Location Map



Topographic Map



Aerial Photo

