

Chilton Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 513

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

Land For Sale

43 acres

\$90,300

Exclusive Agent For Owner

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- Located in central Chilton County about 45 minutes south of Birmingham
- About 4.4 miles east of I-65 Exit 212 (The “peach” water tank)
- Frontage is on gravel, county-maintained roads. It has about 1,500 feet of frontage on the north side of Co Rd 254, 800 feet on both sides of Co Rd 251 to the north, and 350 feet on the east side of Co Rd 251 to the south
- Power and water available from the county roads
- Nice home sites along both of the county roads
- Excellent timber investment with about 39 acres of unthinned 22-year old planted pine
- This property is part of a larger tract that includes a 22-acre tract (Ref # 514) that is also for sale
- Excellent fishing at two nearby Alabama Power impoundments. It is only about 21 minutes to Lake Mitchell Marina & Grill (learn more about Mitchell Lake [HERE](#)) and about 12 minutes to a public boat launch on Lay Lake (learn more about Lay Lake [HERE](#))
- A 50-foot wide Alabama Power transmission line crosses the eastern portion of the property for about 1,000 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 (8 minutes to the property)

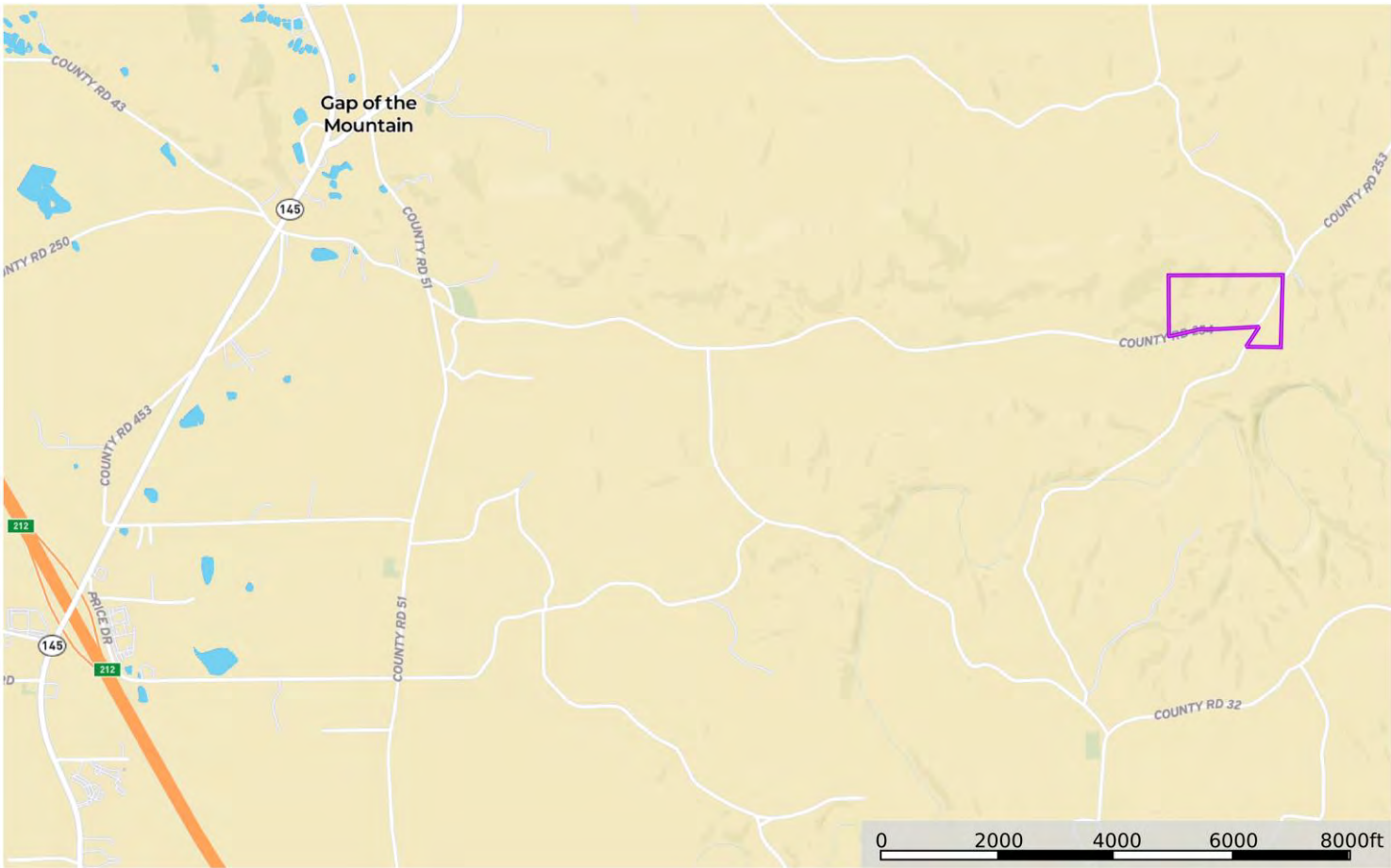
From Exit 212, take AL Hwy 145 north for ¼ mile. Take a right on Co Rd 448 and go 1.0 mile. Take a left on Co Rd 51 and go 0.7 mile. Take a right on Co Rd 254 and go 2.5 miles to the west line of the property on the left. The property fronts on Co Rd 254 for about 1,500 feet on the left (north side). From the junction of Co Rd 254 and Co Rd 251, the property fronts for another 800 feet on both sides of Co Rd 251 to the left and 350 feet on the east (left) side of Co Rd 251 to the right. Look for the pink flags & the Cyprus Partners sign. 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

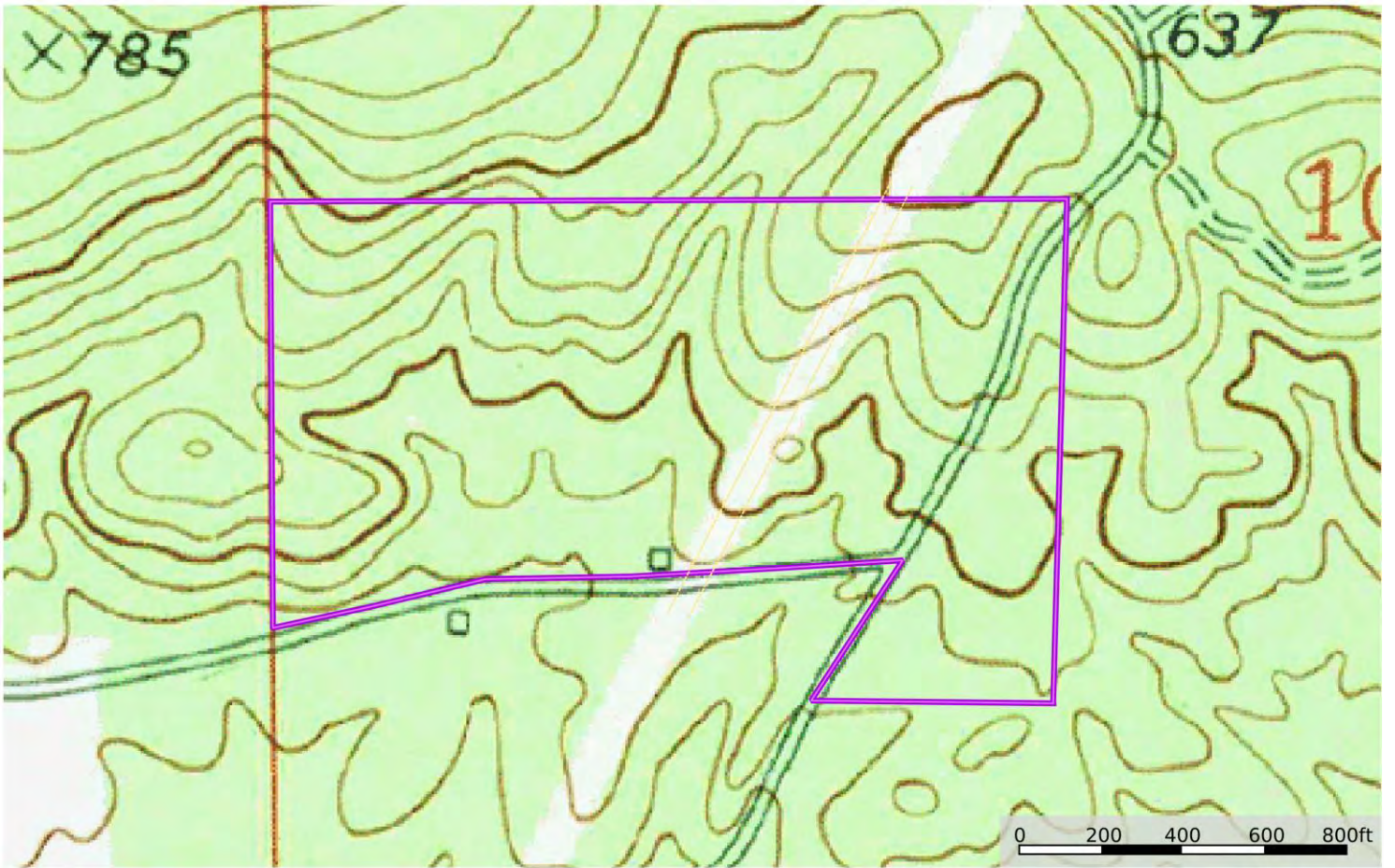
Investment in rural land carries risk and this offering is made with conditions.

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

