

Chilton Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 515

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

Land For Sale

137 acres

\$342,500

Exclusive Agent For Owner

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- Located in central Chilton County about 45 minutes south of Birmingham
- About 4.8 miles east of I-65 Exit 212 (The "peach" water tank)
- Frontage is on a gravel, county-maintained road (Co Rd 251) and has about 3,200 feet of frontage on the south/east side of the road
- Power and water available from the county road (from junction of CR 254 and CR 251)
- Nice home sites in many locations
- A rare and unique location on a huge loop of Walnut Creek (about 7,600 feet of frontage) affording fantastic views and privacy. The land slopes very gently down to the creek. See the aerial photo for location of the woods road that leads south to the Walnut Creek
- An old cemetery is located on this property
- Excellent timber investment with about 64 acres of un-thinned 22-year old planted pine
- 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 13 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 western portion of the property for about 1,100 feet and is in the process of being abandoned by APCO
- The property is leased to a hunt club so viewing is strictly by appointment only

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

IMPORTANT NOTICE

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

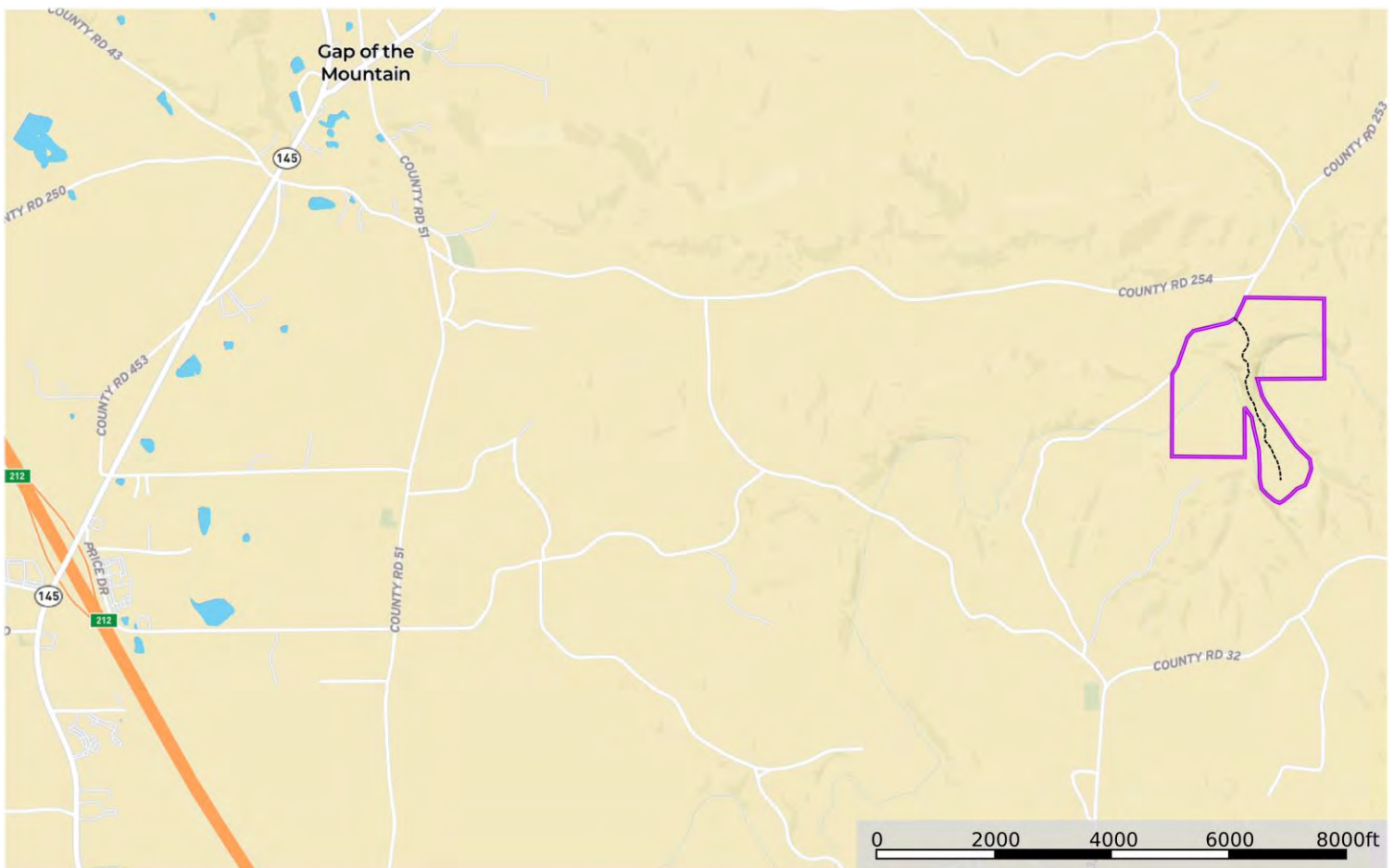
This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty 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.

Driving Instructions

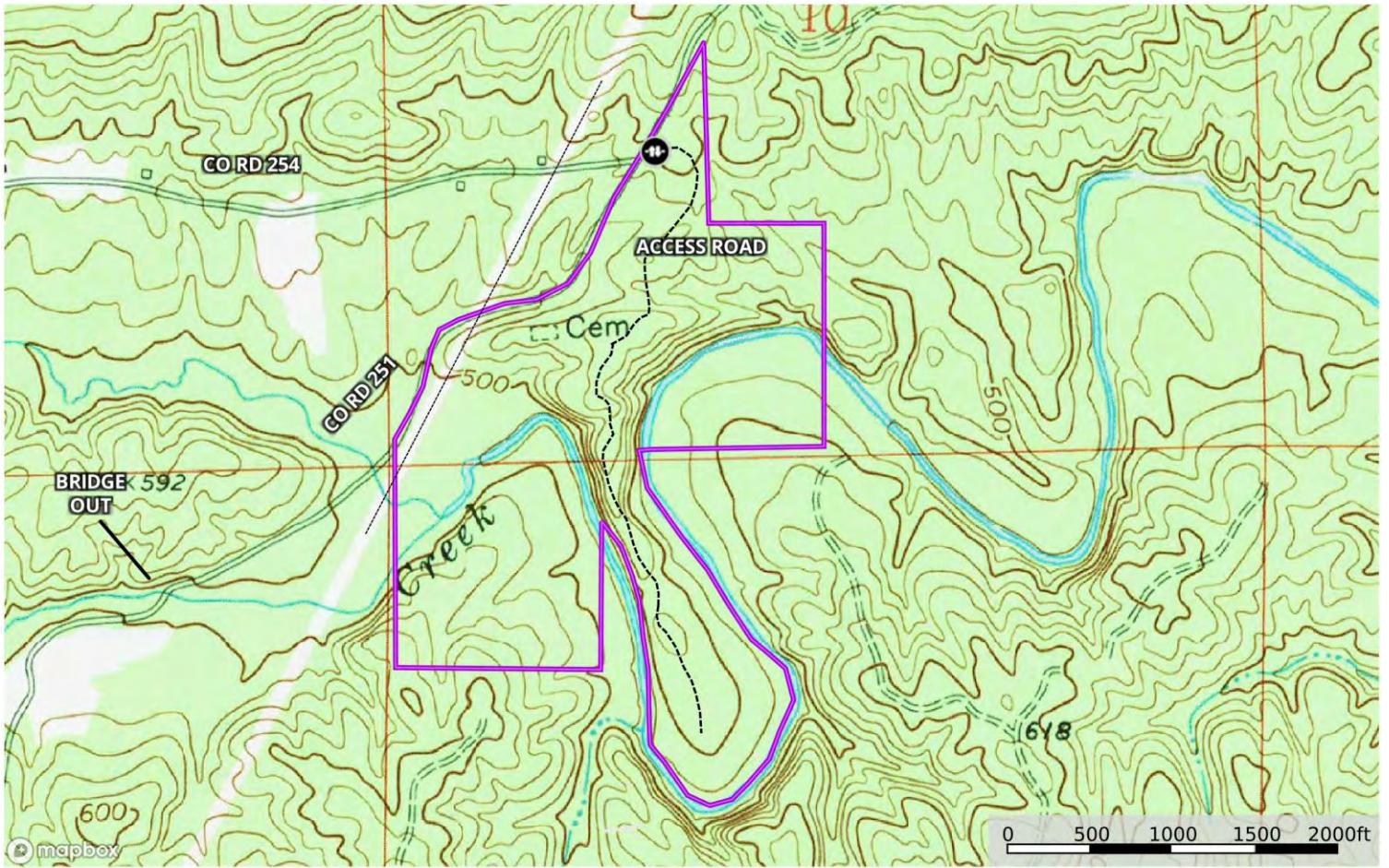
From I-65 Exit 212 at Clanton – the “peach” water tank exit (9 minutes to the property)

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 to the “T” with Co Rd 251. The property fronts on Co Rd 251 for about 3,200 feet on the south / east side of the road. Look for the pink flags where north and south boundary lines touch the county road & the Cyprus Partners signs. Call the agent, Tom Brickman, 205-936-2160, to arrange a tour or for more info. The woods road to Walnut Creek (see blue flags) has a locked gate so call to make arrangements. Use of this road will require a 4-wheel drive pickup with good off-road tires, an ATV, or you can walk in from the county road. The land is leased to a hunt club so viewing the property is strictly by appointment only.

Location Map



Topographic Map



Aerial Photo

