

# Macon Co., AL

SEE PHOTOS  
www.cypruspartners.com

Reference # 517

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

## Land For Sale

### 19+- acres

### \$165,000

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

- Rural Get-Away at 2067 Co Rd 33 Auburn, AL 36830
- Located just 5 miles south of Auburn city limits, in northeast Macon County
- 1,290+- feet of frontage on a gravel county-maintained road with exceptionally good potential for multiple home sites; ½ mile to paved county road leading into Auburn.
- 19+ acres of gently rolling woods & pasture with room for hunting, horses, and recreation.
- Excellent set up for temporary living while planning your dream home.
- Power on site; Deep well in enclosed well house
- New Septic Tank sized for a 4 bed/3 bath home
- New 24' x 48' x 12' tall Agri-Steel Building fits a 33' travel trailer or a LOT of equipment.
- A 24' x 12' section is enclosed on a cement pad with 2 locking doors and is roughed in for a full bathroom.
- 3+- acres of open land for yard/pasture with plenty of room for animals.
- Possible pond location on the larger creek; also a smaller stream flows through.
- About 9 miles to I-85 Exit 51 (US 29 /College Street) with easy access to Montgomery, AL and Atlanta, GA

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

### Driving Instructions

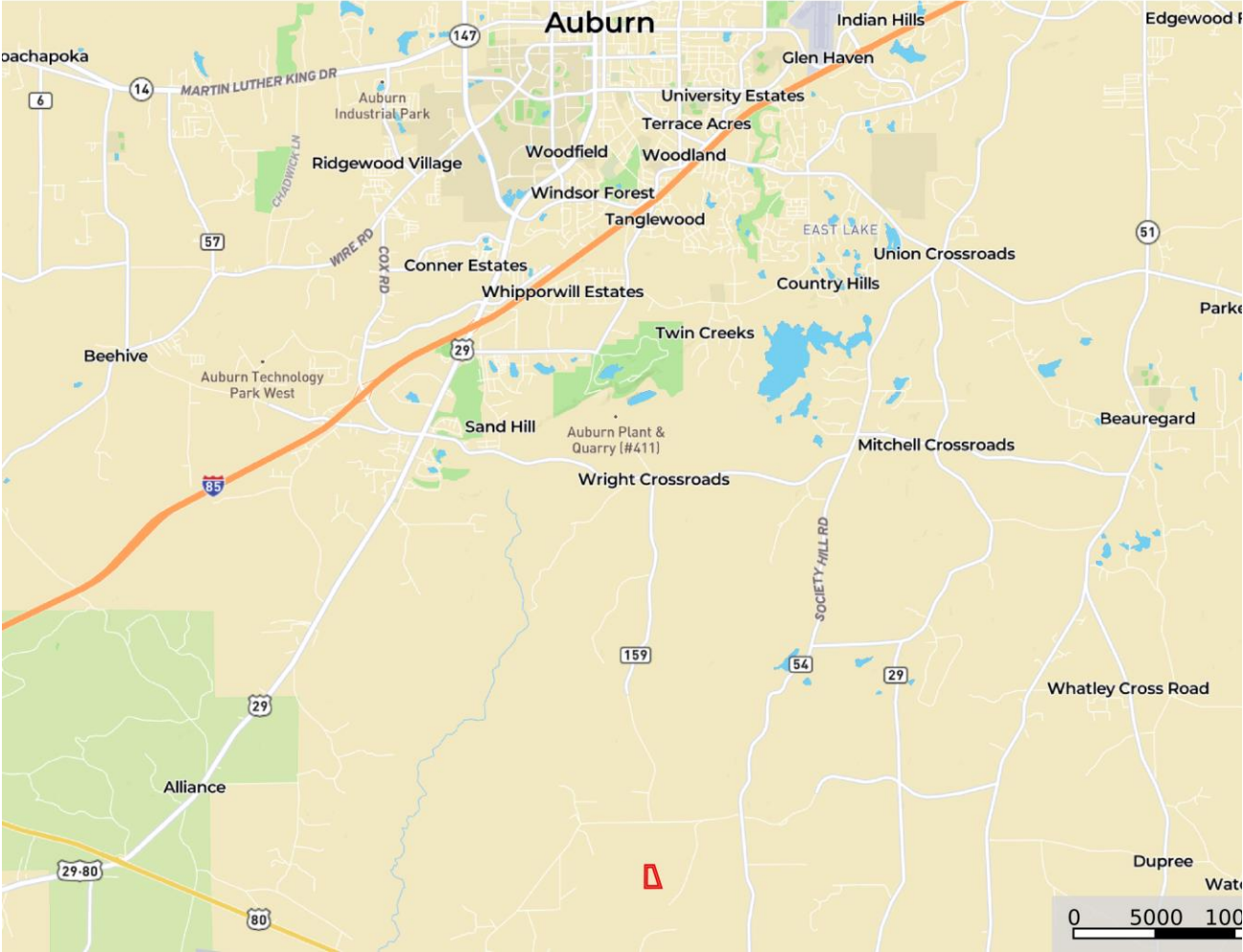
#### From I-85 Exit 51 at Auburn – (9 miles to the property)

From Exit 51, take US Hwy 29 (College Street) south for just over a mile. Take a left on Sand Hill Road (Co Rd 010) and go 2.8 miles. Take a right on Co Rd 159 and go 4.3 miles. Continue straight on graveled Macon Co Rd 33 for 1/2 mile. Mail box and driveway for 2067 Co Rd 33 will be on the right. The property is occupied, so the cable will be locked and access is BY APPOINTMENT ONLY. Pink flags on the road will mark the approximate location of where the north and south lines cross the county road. Between those flagged points, the property will be on the west side of the road for about 1,290 feet. You are welcome drive by (download the brochure from the web site to print out the maps and take with you), but call the agent, Lisa Love, 334-321-1865, to make an appointment to tour or for more info.

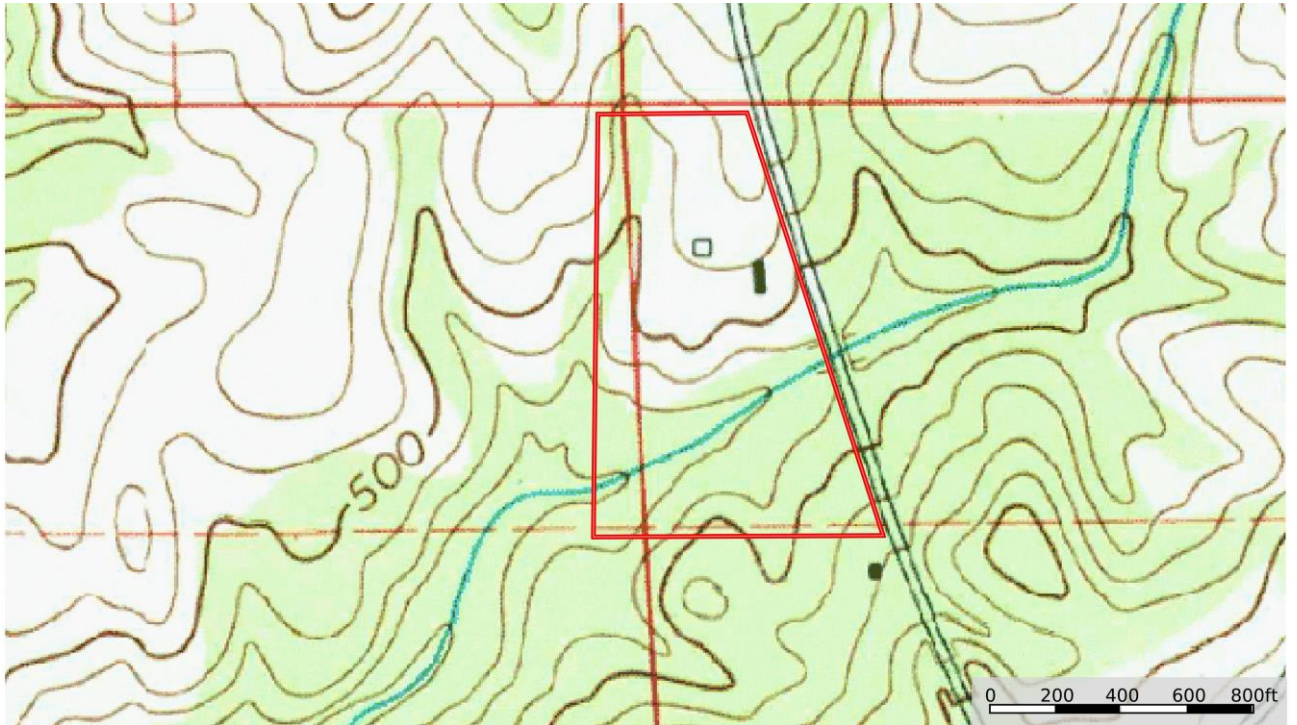
### Notice

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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

# Location Map



Topographic Map



Aerial Photo

