

Chilton Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 537

More info at
334-321-1865
Agent: Lisa Love

Land For Sale

63+- acres

\$265,000

Exclusive Agent For Owner

CYPRUS
PARTNERS

- Outstanding opportunity to own beautiful forested land in southeast Chilton County.
- CONVENIENT: About 3 miles east of I-65 Exit 205, between Verbena and Clanton; Peach Park Exit. About 35 minutes north of Montgomery and less than an hour to Birmingham.
- HOMESITE: Build on a level hill top in the forest overlooking two streams with rocky waterfalls – or bring an RV for camping.
- A deeded driveway, 60' wide by 2300' long (3.18 surveyed acres), leads to the 60+- acre main property.
- Water & power are available at the county road.
- WATER: Two scenic, rocky streams meander thru the land and are bordered by mountain laurel and hardwoods. A centrally located pond may be a possibility.
- RECREATION: Excellent fishing at nearby Lake Mitchell, an AL Power impoundment on the Coosa River. It is only about 6 miles to Grace or Blue Creek Marinas.
- Great habitat for White Tail Deer and Turkey. Land has been leased for HUNTING for 10+ years. Keep this annual income or the lease can be easily cancelled.
- Trails meander throughout for ATV use or hiking. Small grassy food plots attract wildlife.
- TIMBER: About 50 acres of planted longleaf pine, age 30+, along with 10+- acres with a variety of hardwoods. The pines were thinned about 10 years ago.

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

Driving Instructions

From I-65 Exit 205 between Clanton and Verbena – (6 minutes to the property)

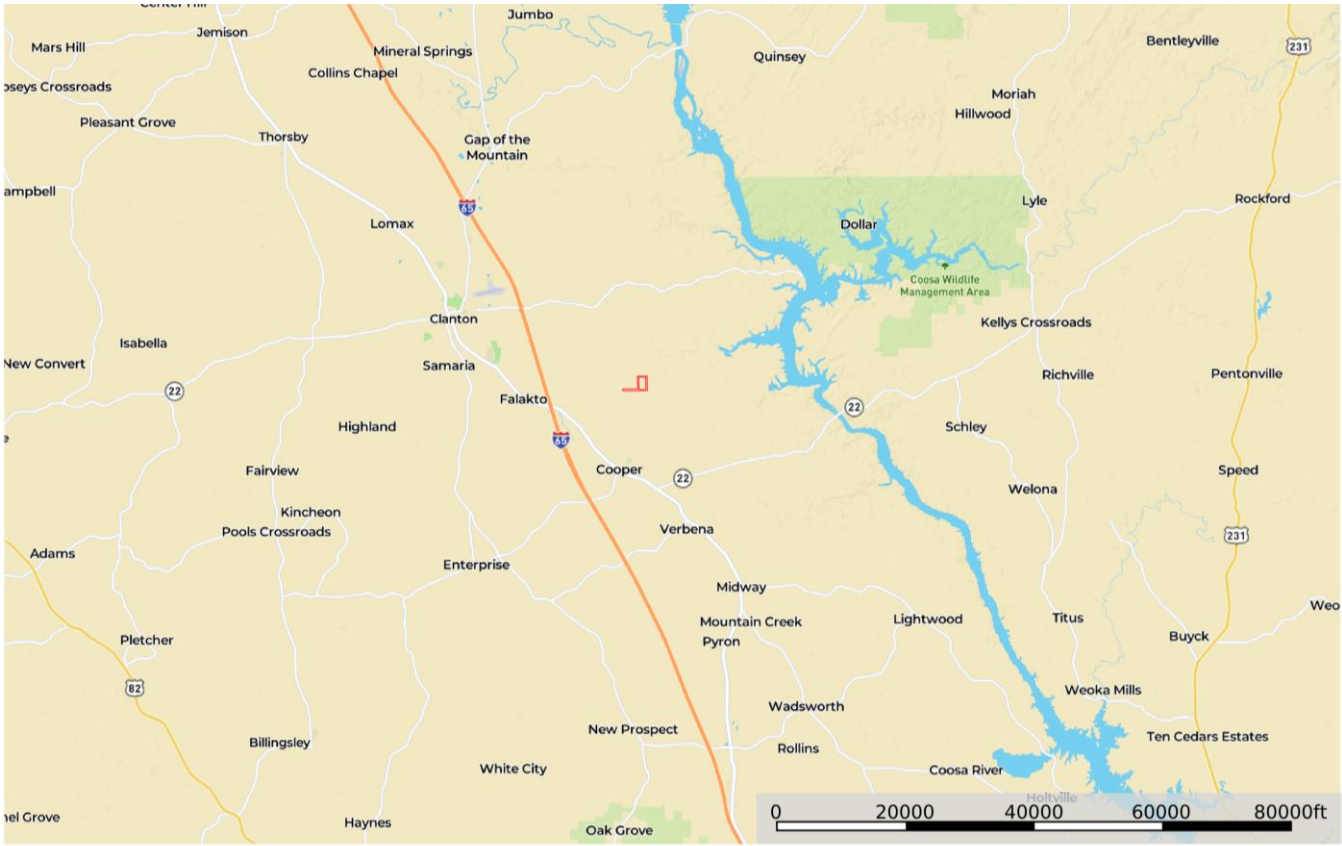
From Exit 205, take Hwy 31 (7th St S) east for 0.2 miles. Take a left just before Peach Park on Bradberry Lane (Co Rd 490) and go 1.0 mile. Take a right on Co Rd 480 and go 1.3 miles. Take a left on Co Rd 97 and in 0.5 miles turn right at the white gate. Look for the blue flags & the Cyprus Partners sign. The property has a 60' by 2300' deeded driveway (3.18 surveyed acres) leading to the main 60+- acres of land where another Cyprus Partners sign is located. Call the agent, Lisa Love, 334-321-1865, to arrange a tour or for more info. 32.808950, -86.543423

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



Boundary Boundary

Topographic Map



Boundary Lines Shown Are Tax Map Lines, Not Actual Survey Or Ground Markers

Aerial Photo

