

Coosa Co., AL

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Land For Sale

Exclusive Agent For Owner

CYPRUS
PARTNERS

Reference # 535

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

80+- acres
\$176,000

- LANDLOCKED hunting and timber retreat about a mile to US 231 at Speed, AL.
- Click on <https://cypruspartners.com/understanding-rural-land-road-access/> (or request a copy) to learn about buying landlocked property.
- Literally off the beaten path, this 80 acres is filled with large trees and good hunting habitat.
- Wide, rocky Hamilton Branch CREEK and several streams run into and through the land.
- LONGLEAF pines were planted on 31+- acres north of Hamilton Branch Creek 30+ years ago. Loblolly PINES were planted on 23+- acres south of the creek about 40 years ago. These trees were thinned about 15 years ago. The remaining land holds hardwoods adjoining the streams.
- Several grassy food plots have been established to attract WILDLIFE. The land has been leased for HUNTING for 10+ years. Keep this ANNUAL INCOME or the lease can be easily cancelled.
- Professionally managed by forester for decades. Boundary lines are painted Orange.
- There is NO POWER and NO PUBLIC WATER available.
- Logging roads leading from US 231 to this land have been used for timber harvests, hunting, and/or general use for decades. There is no current dispute over road use, but these roads are not always in good condition and some are overgrown or eroded. Contact agent to find out more.
- In the rural community of Speed, you are 17 miles to Wetumpka, 26 miles to Alex City, 34 miles to Montgomery, 28 miles to the South Clanton Exit 205 on I-65, and 75 miles to Birmingham.

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

Driving Instructions

From Wetumpka (18 minutes to the property)

From AL 14 head North on US 231. In 17 miles turn left after the old Phillips Grocery building onto a logging road. GPS point: 32.7746555, -86.2321277

Immediately, take the right fork (left fork leads to cell tower). Use attached maps to navigate various logging roads to the land. Depending on the road conditions be prepared to walk or use an ATV. Call the agent, Lisa Love, 334-321-1865, to get into gate and for more info.

From US 231 in Rockford (9 minutes to the property)

From AL-22 in Rockford, take US 231 South for 8.3 miles. Turn right just before the old Phillips Grocery building onto a logging road. GPS point: 32.7746555, -86.2321277

Immediately, take the right fork (left fork leads to cell tower). Use attached maps to navigate various logging roads to the land. Depending on the road conditions be prepared to walk or use an ATV. Call the agent, Lisa Love, 334-321-1865, to get into gate and for more info.

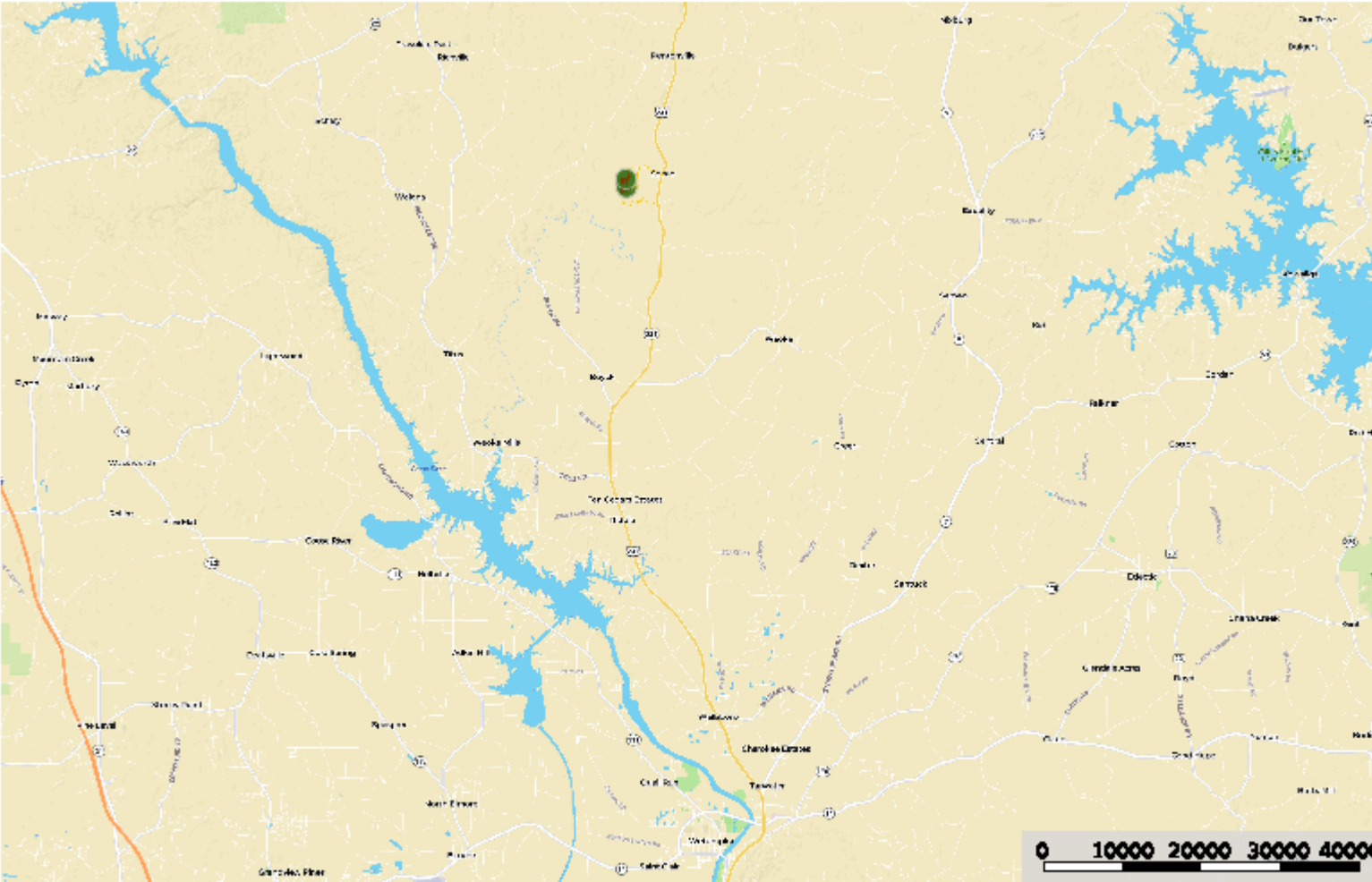
IMPORTANT NOTICE

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.

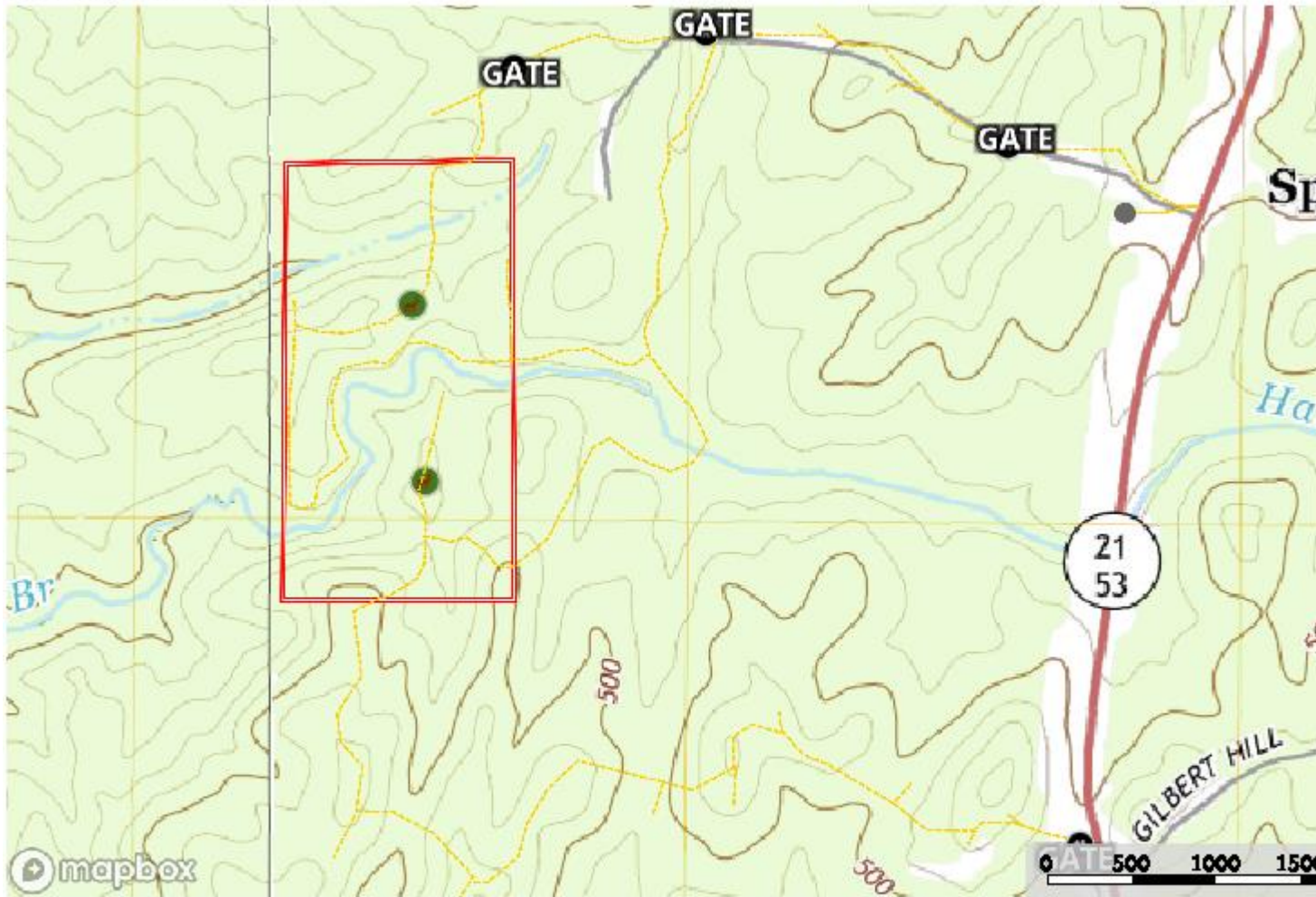
Location Map

#535 CEGray- Location
Coosa County, Alabama, 80 AC +/-



Topographic Map

#535 CEGray- Topo
Coosa County, Alabama, 80 AC +/-



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

Access is UN-DEEDED. There is no current dispute over road use with neighbors.

Logging roads and trails shown go through multiple neighbors. These roads have been used in the past for hunting, timber harvests, and/or general use. The roads are not always in good condition and some are overgrown or eroded.

