Elmore Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 536

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

Land For Sale
42+- acres
$170,100

Exclusive Agent For Owner
CYPRUS
PARTNERS

- Affordable Hunting/Recreation in the beautiful Weoka community; within 15 minutes of Wetumpka.
- From Laurel Creek Road, follow the woods road/access driveway back to 42 acres of rolling hills and huge trees where a double creek flows through the land.
- The access driveway is a deeded easement 20' wide and about 660' long.
- Towering pines and a variety of hardwoods make this forest one of the nicest I've seen.
- Lipschogee Creek and several streams run into and through the central, wide, flat forest of hardwoods.
- The rolling hills on either side of the creek were planted in loblolly pine more than 50 years ago. These trees are giants now. The pines were thinned about 10 years ago.
- There is nice habitat for White Tail Deer and Turkey and many places to set up a blind or stand. Land has been leased for HUNTING for 10+ years. Keep this annual income or the lease can be easily cancelled.
- Boundary lines along an old fence are painted Orange.
- Rural homes run along Laurel Creek Road, but large landowners adjoin the back of this land.
- For fishing and boating, drive 15 miles to Jordan Lake Reservoir or 20+ miles to Lake Martin.
- In a rural area near the community of Weoka, you are 24 miles to Alex City, 29 miles to Montgomery, 31 miles to the South Clanton Exit 205 on I-65, and 78 miles to B'ham.

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

Driving Instructions

From Wetumpka (15 minutes to the property)
Head North on US 231. In 2.9 miles turn right onto Weoka Road. After 5.6 miles turn left onto Rea Road. In 1 mile turn right onto Laurel Creek Road. The driveway will be on the left, just across the road from 4500 Laurel Creek Road, Wetumpka. Look for the Cyprus Partners sign. The driveway is a 20' by 660'+- deeded easement that leads to the main 42+- acres of land. Call the agent, Lisa Love, 334-321-1865, to arrange a tour or for more info. 32.7026469, -86.1954739

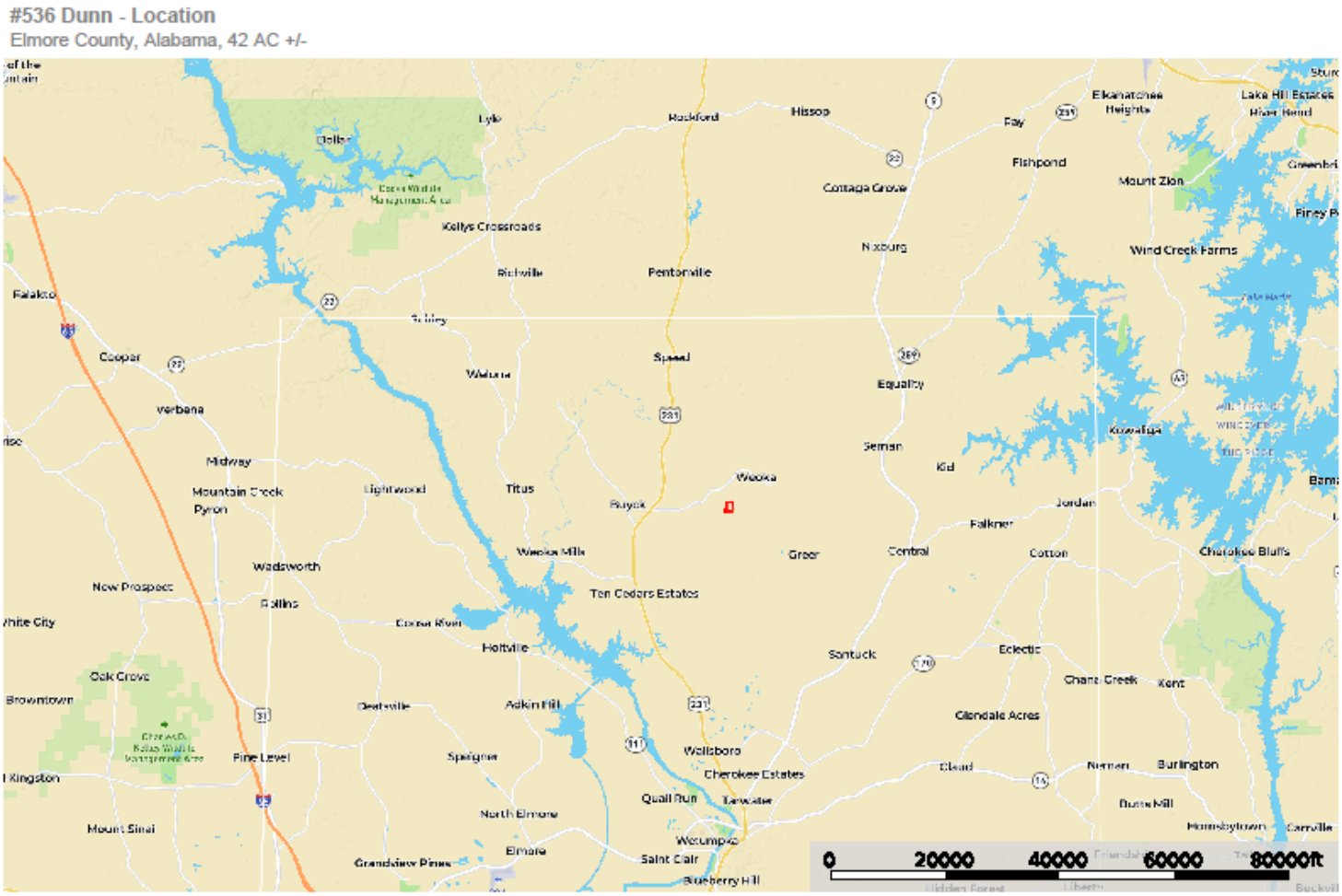
From US 280 in Alexander City (29 minutes to the property)
From US 280 in Aexander City head southwest on AL-22 W toward Alison Drive. In 1.9 miles turn left onto AL 259 S. Go 12.8 miles where AL-259S turns slightly left and becomes AL-9 S. Go 2.3 miles and take a slight right onto Balm Road. Go 0.2 miles and turn right onto Grier Road. Go 1.6 miles and turn right onto Estes Butler Road. Go 1.6 miles and continue onto Butler Road. Go .2 miles and turn right onto Bradley Road/ Grass Farm Road. Go 1.6 miles and turn left onto Weoka Road. Go 0.2 miles and that a slight right onto Laurel Creek Rd. The property will be 1.1 miles on the right. Look for the blue flags & the Cyprus Partners sign. The driveway is a 20' by 660'+- deeded easement that leads to the main 42+- acres of land. Call the agent, Lisa Love, 334-321-1865, to arrange a tour or for more info. 32.7026469, -86.1954739

IMPORTANT NOTICE

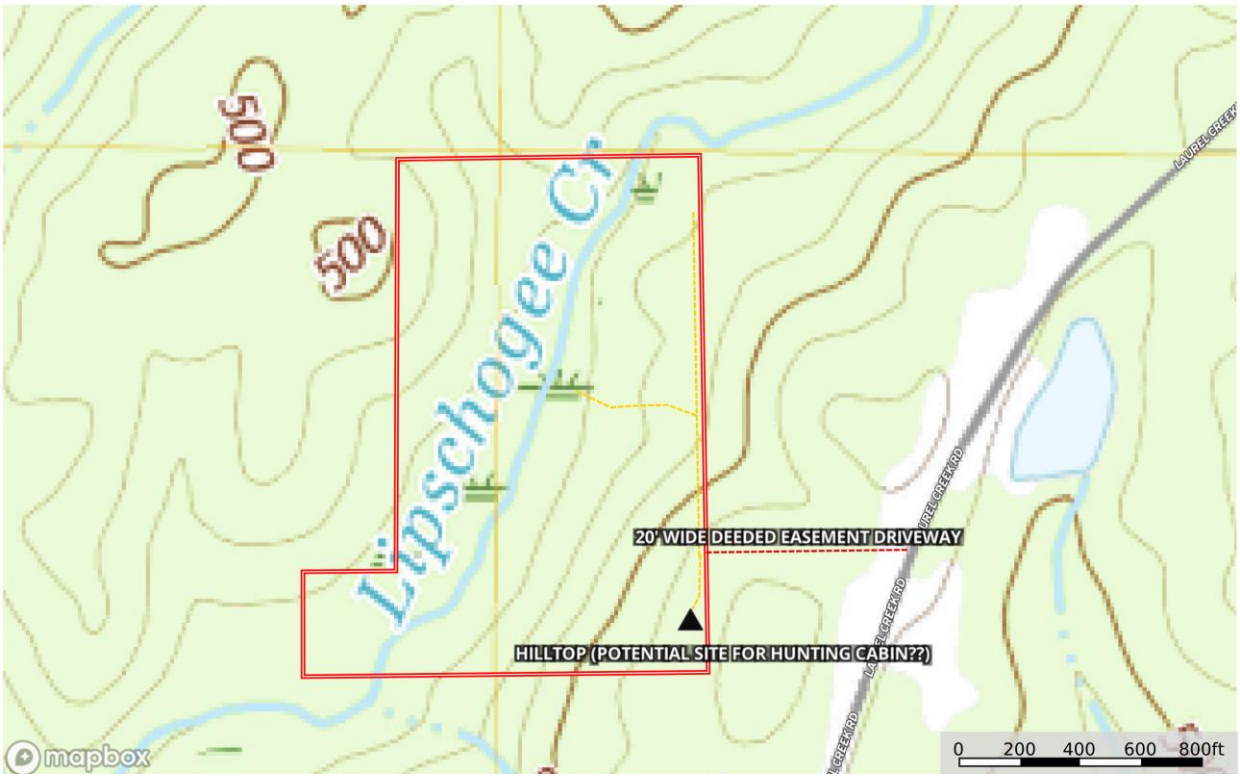
Investment in rural land carries risk and this offering is made with conditions.

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

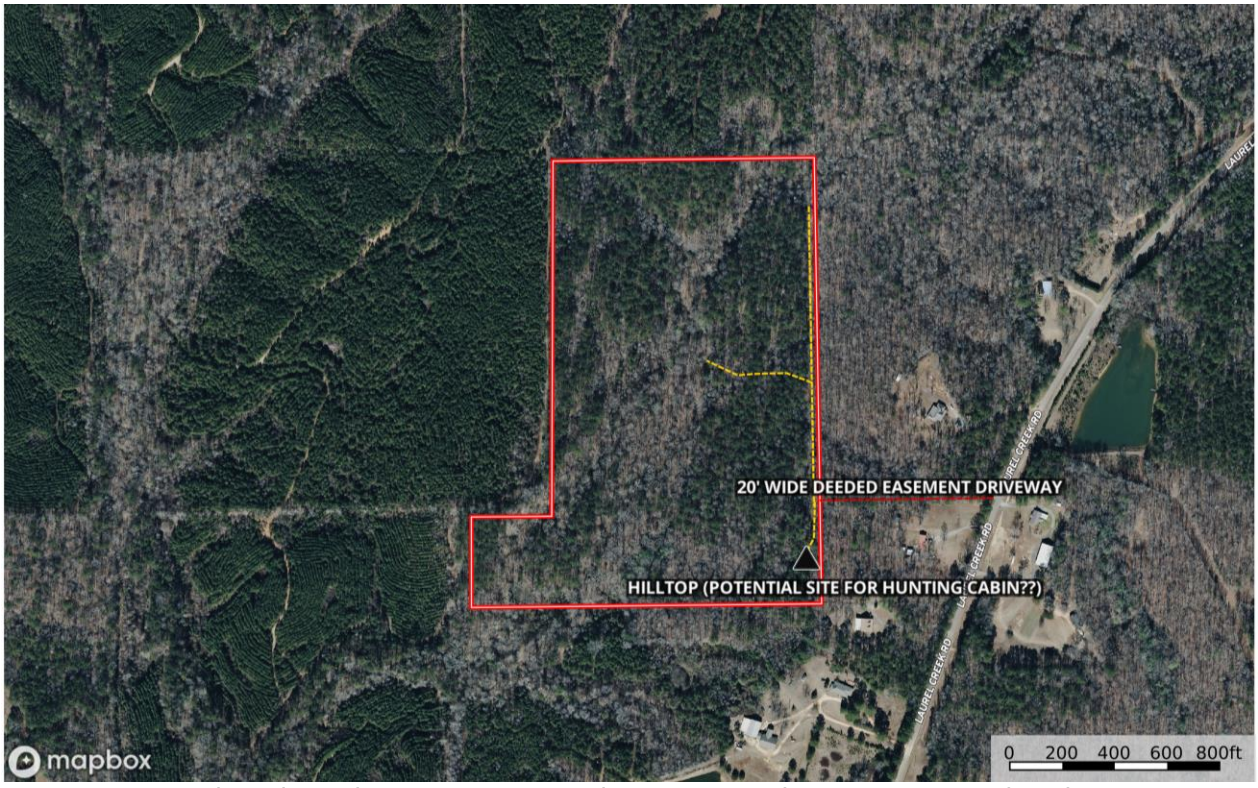


Topographic Map



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

Aerial Photo



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