

# Russell Co., AL

SEE PHOTOS  
www.cypruspartners.com

Reference # 569

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

## Land For Sale

### 178+- acres & House

# \$1,200,000

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

- 4852 US Highway 80 West, Opelika, AL 36804
- Investment opportunity with great hunting/recreation AND a house to occupy or rent
- Nicely located rural land: in the Dixie/Crawford community, Russell County, just one mile south of the Lee County Line; About 17 miles or 21 minutes to I-85 Exit 60 Opelika with easy access to Montgomery, AL and Atlanta, GA; About 13 miles or 16 minutes to US 280 in Phenix City.
- 3650+- feet of frontage on US Highway 80 with good potential for multiple building sites on the flat to gently rolling uplands; Power and Water available on site.
- Fully Wooded with 88 acres of big pines (planted 1998) recently thinned; 45 acres of teen pines (planted 2015); 40 acres of mature hardwoods.
- Pond, creek/streams (including 3400' bordering Maringo Creek), openings for Food Plots, and over 1.5 miles of interior trails and roads ready for exploring and recreation.
- 1920s Farm House, 3 bedrooms/1 bath, has many updates and over 2000 square feet in one story. A wide front porch leads into the bright living area with separate dining room and fresh kitchen. Laundry hookups & new water heater are on the enclosed back porch/mud room. The Trane HVAC was installed 2023. Charming features include 10' ceilings, bead board, some wood flooring, a space for a wood stove, and fireplace mantles in most rooms.
- The surrounding neighborhood is timberland, rural homes, small rural sub-divisions and light commercial.
- Dixie Elementary School is less than a mile up the road.
- The small roadside cemetery is not included in the sale. This property is for sale AS IS with no warranties or guarantees for any defects in the property or the structures, or any items found on the property. Entering out-buildings is not advised and is at your own risk

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

### Driving Instructions

From I-85 Exit 60 at Opelika – (17 miles or 21 minutes to the property) – GPS 32.4467, -85.2476

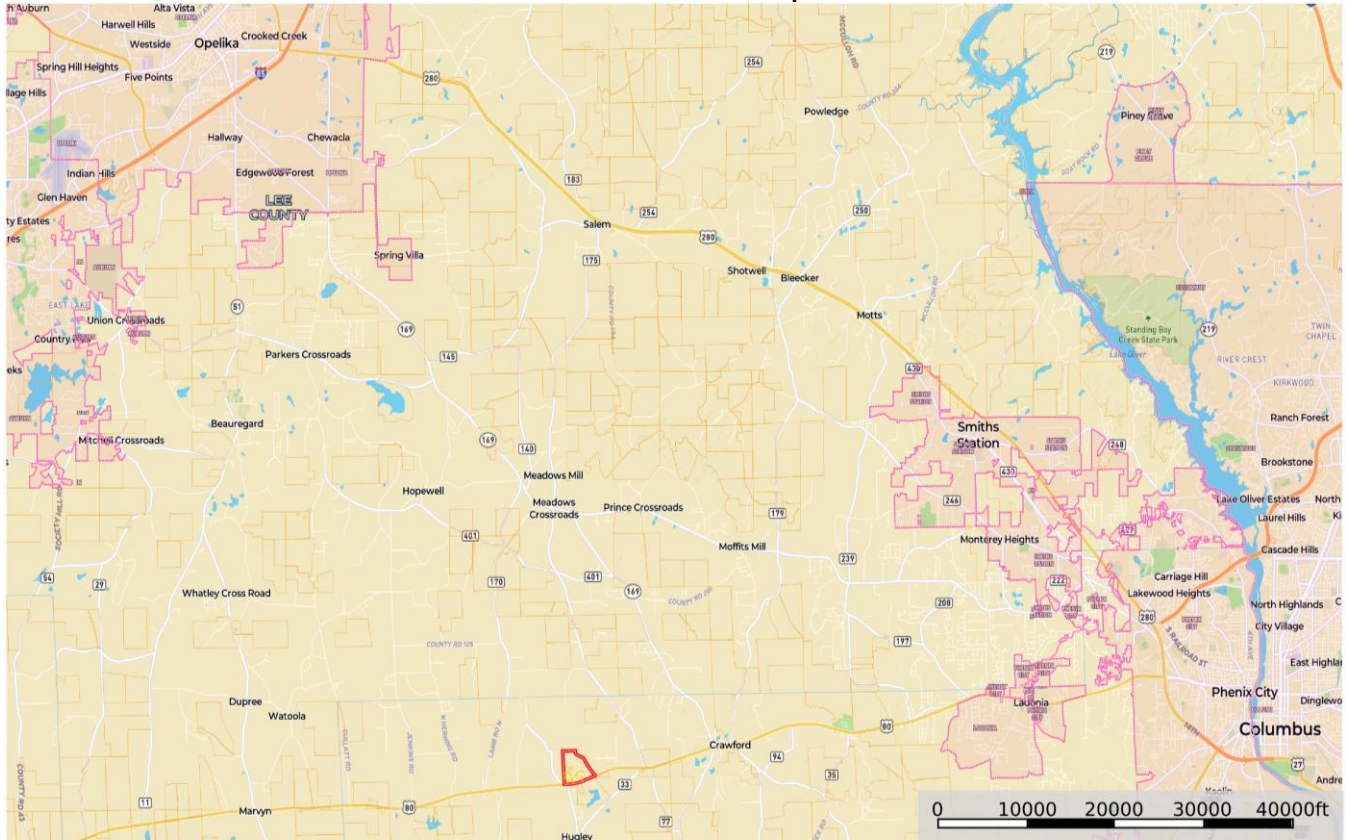
From Exit 60, take AL-51 south for 0.3 miles. Turn slightly left onto AL Highway 169. Continue for 10.3 miles, turning right onto Lee Road 175/Meadows Mill Road. Enter Russell County where the road name changes to Flournoy Road. Continue 1.6 miles to US Highway 80. Turn right and the driveway will be on the right, about 1.6 miles. The cable will be locked and access is BY APPOINTMENT ONLY. You are welcome drive by , but call the agent, Lisa Love, 334-321-1865, to make an appointment to tour or for more info.

#### **IMPORTANT NOTICE**

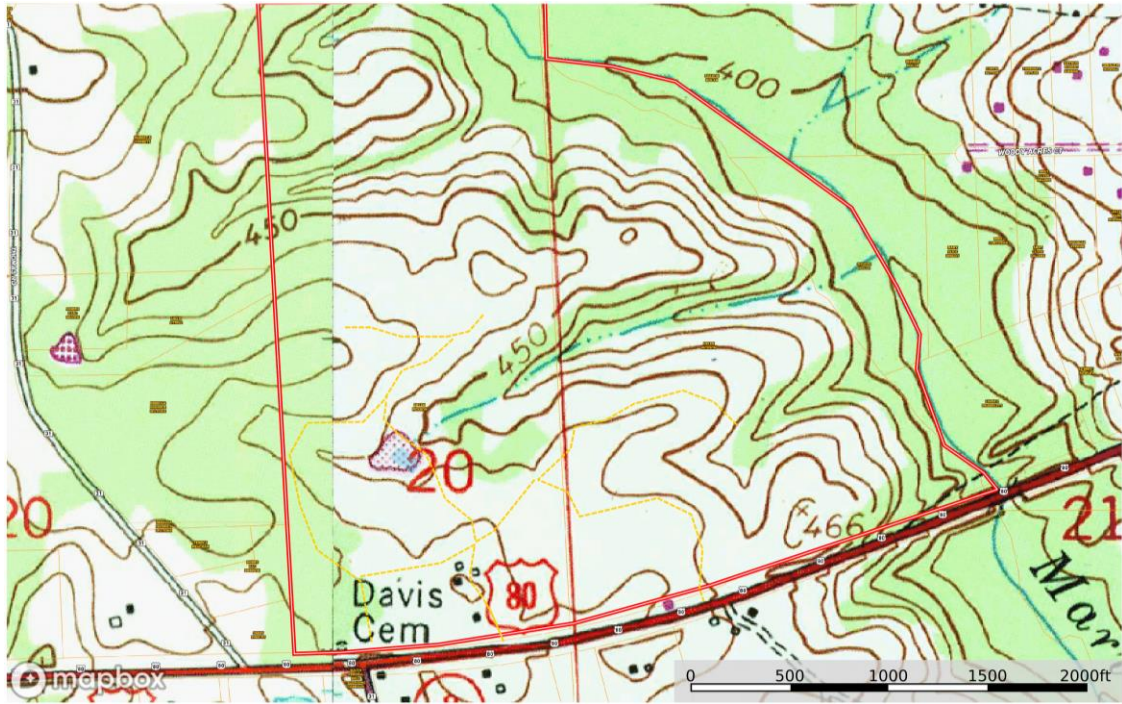
*Investment in rural land carries risk and this offering is made with conditions.*

*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



# Topographic Map



# Aerial Photo





Back View of House



Updated Kitchen



Dining Room



Living Room



Bathroom



3<sup>rd</sup> Bedroom or Den