Coosa Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 575

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

Land For Sale
122.31 acres
$560,000

Exclusive Agent For Owner
CYPRUS
PARTNERS

- LAKE MARTIN TIMBER/RECREATIONAL LAND
- Lake Martin is just steps away with a boat ramp at Singleton Marine/Parker Creek Marina 0.4 miles north and the Real Island Marina about 2 miles southeast.
- HOMESITES: Take your pick of 7 hill tops cleared and ready to build a house with a view
- Amazing Road Frontage with 3500' on Co Rd 2; 440' on Hancel Road; 150' on Dogwood Drive.
- Water & power & garbage pickup are available on County Road 2.
- Land has been leased for HUNTING for 10+ years. Keep this annual income or the lease can be easily cancelled. Multiple grassy food plots attract wildlife.
- Trails meander throughout (almost a mile) for ATV use or hiking.
- TIMBER: About 118 acres of super-improved loblolly pine were planted in January 2024. Mature pines and hardwoods border 4 drains/streams. Topography looks good for multiple pond sites
- Boundary Lines are marked with Orange Paint. AL Power (Red Paint) borders on East and North
- Lake Martin, an AL Power impoundment on the Tallapoosa River covers 44,000 acres and is promoted as one of the largest man-made lakes in the USA.
- Bass, Bluegill, Catfish, restaurants, beaches, camping, boating, hunting… this lake area has all you need for a weekend get-away from Birmingham, Montgomery, Auburn, & even Atlanta.
- Near the rural community of Equality, you are 20 miles to Alex City, 22 miles to Wetumpka, 50 miles to Auburn, and 85 miles to Birmingham.

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

Driving Instructions- Google Link https://maps.app.goo.gl/kmRQDc3pVN29jKx96
From Co Rd 9 in Equality, AL– (7 minutes to the property)
Going South on Co Rd 9 turn left onto Stowes Ferry Road (Co Rd 2). Travel 4.7 miles and the Property is marked by orange paint and will be on both sides of the road for 1300' and then again on both sides of road for 2100'. Look for Signs. 32.760628, -86.028635

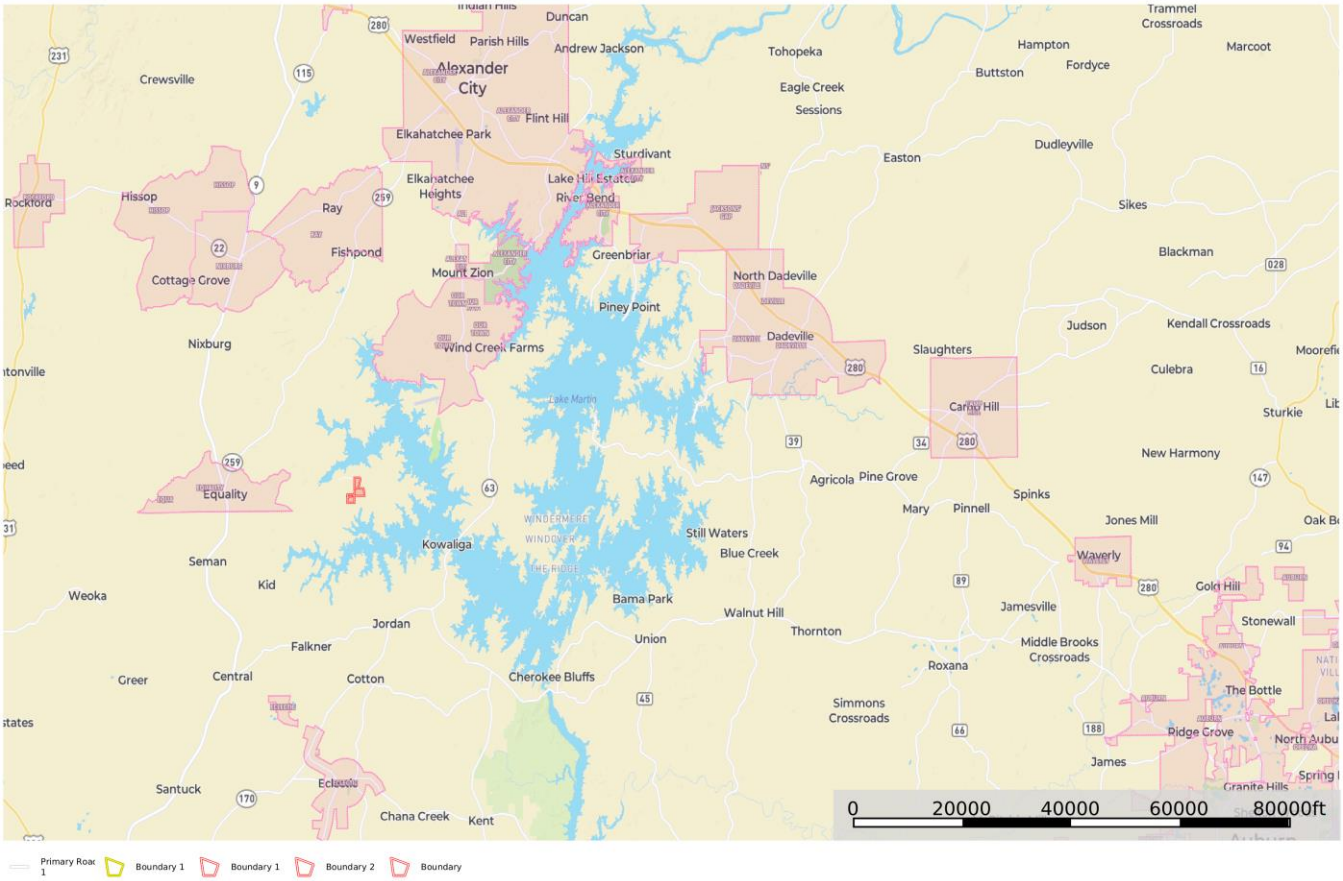
IMPORTANT NOTICE

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

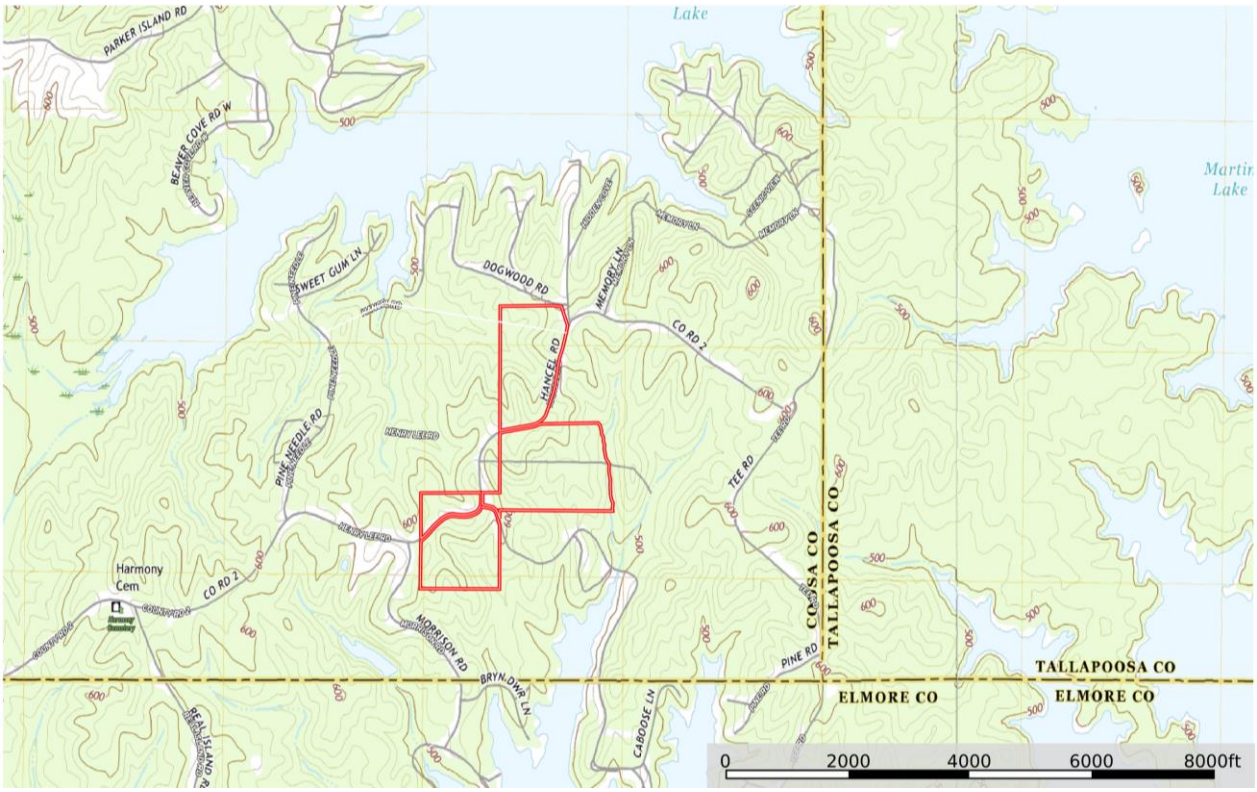
Stearns- LOCATION
Alabama, AC +/-

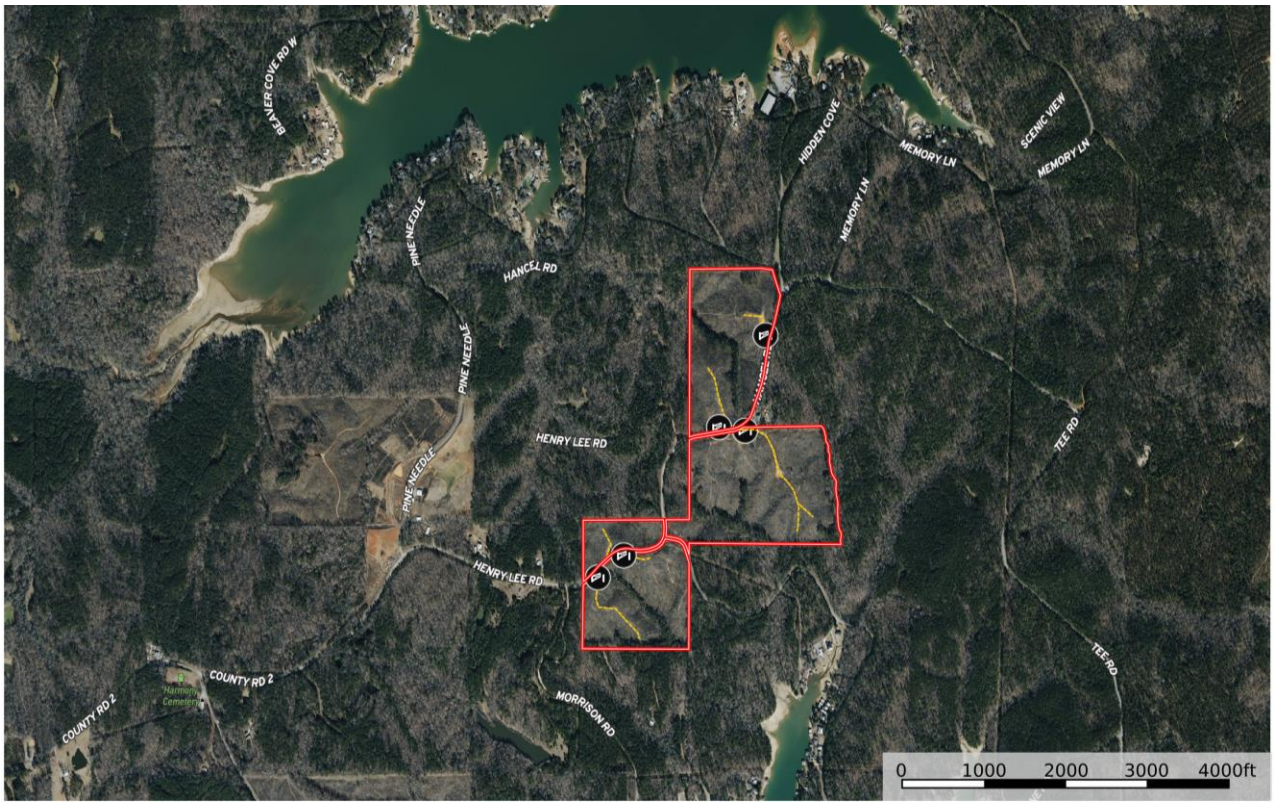


Melisa Love

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Topographic Map



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

Aerial Photo