

Chambers Co., AL

SEE PHOTOS
ON WEB

www.cypruspartners.com

Reference # 376

More info at
334-745-7530

Land For Sale

33 acres +/-

\$307,000

Exclusive Agent For Owner

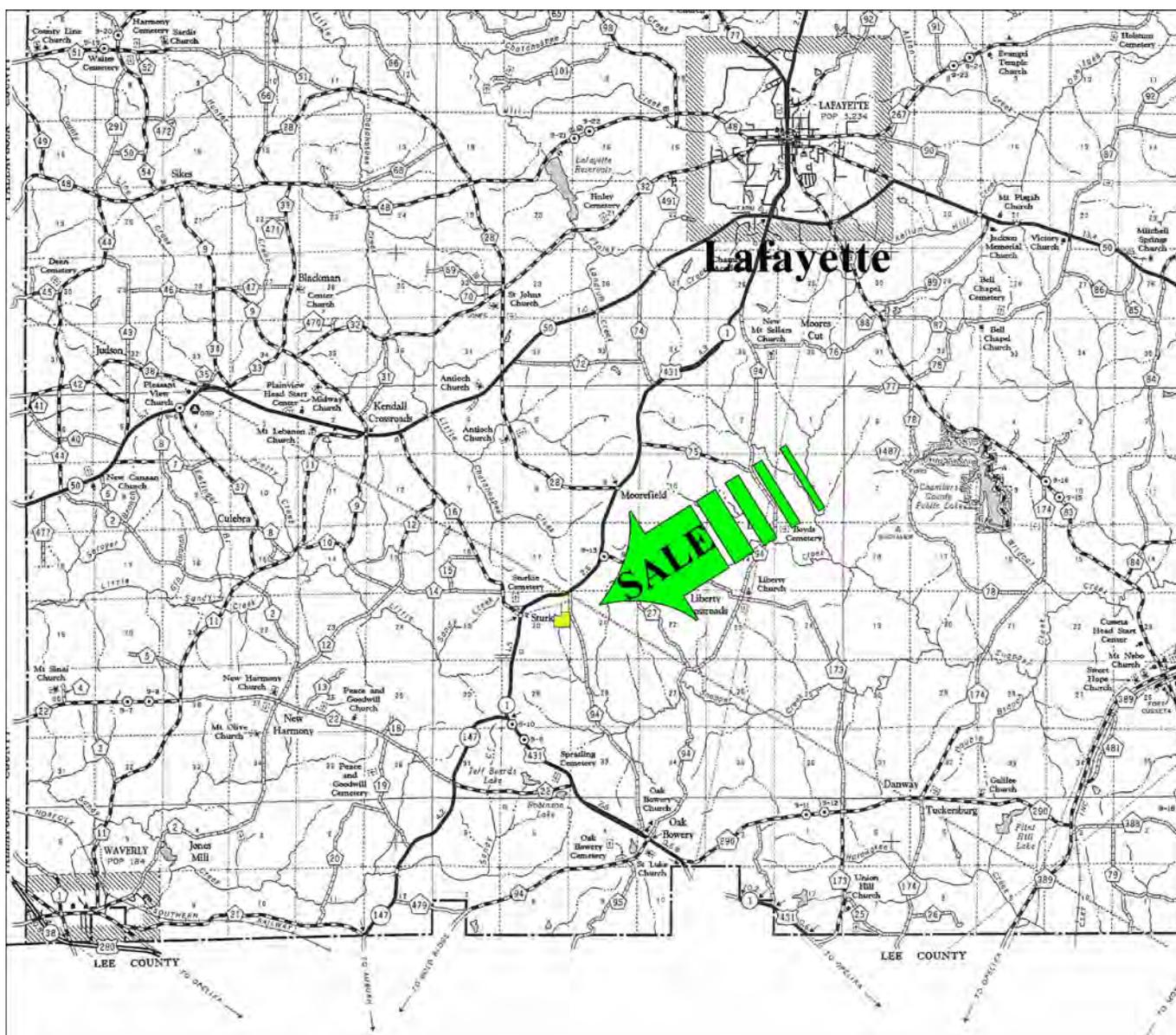
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PARTNERS

P O Box 590045
Homewood, AL 35259

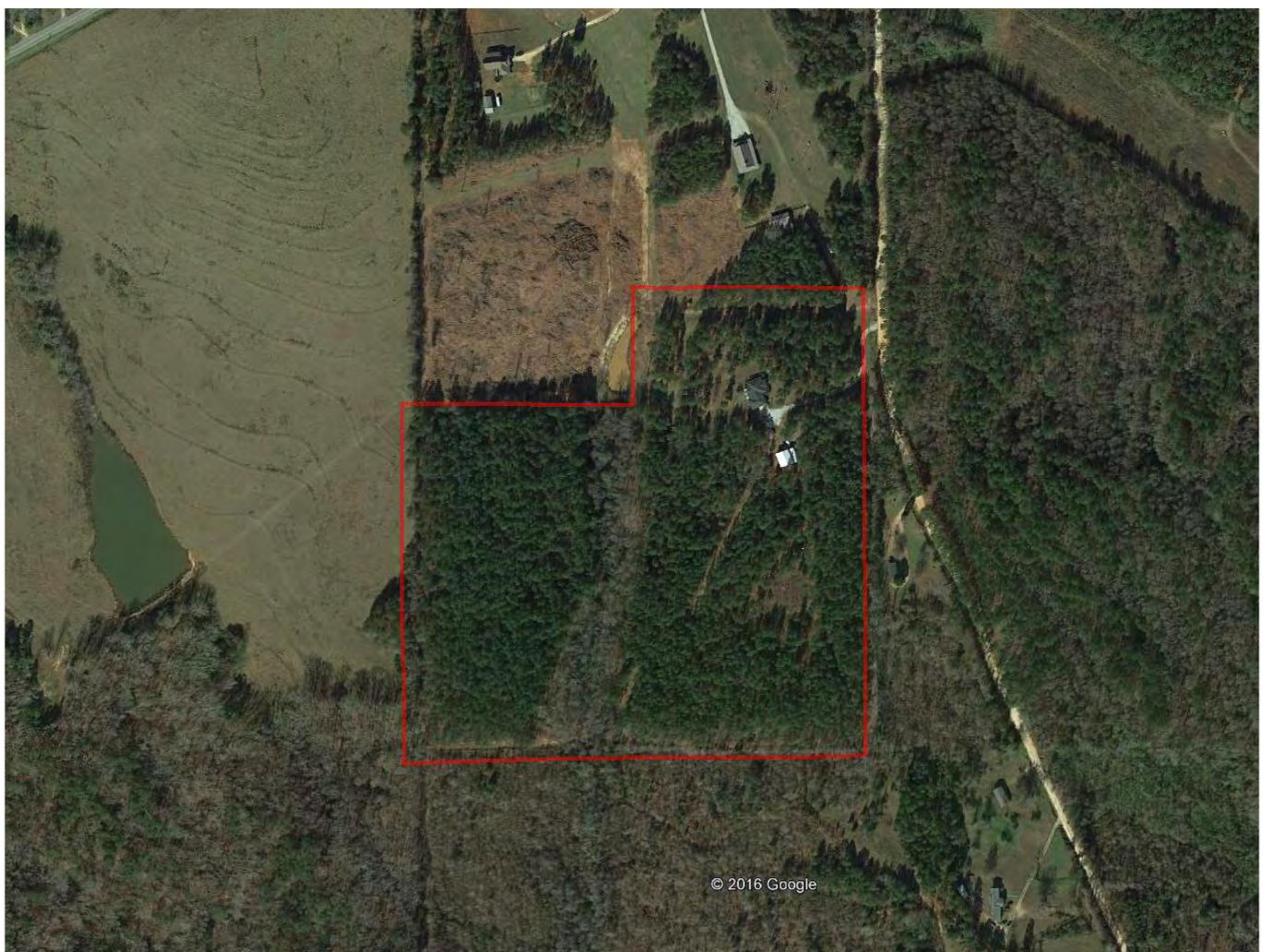
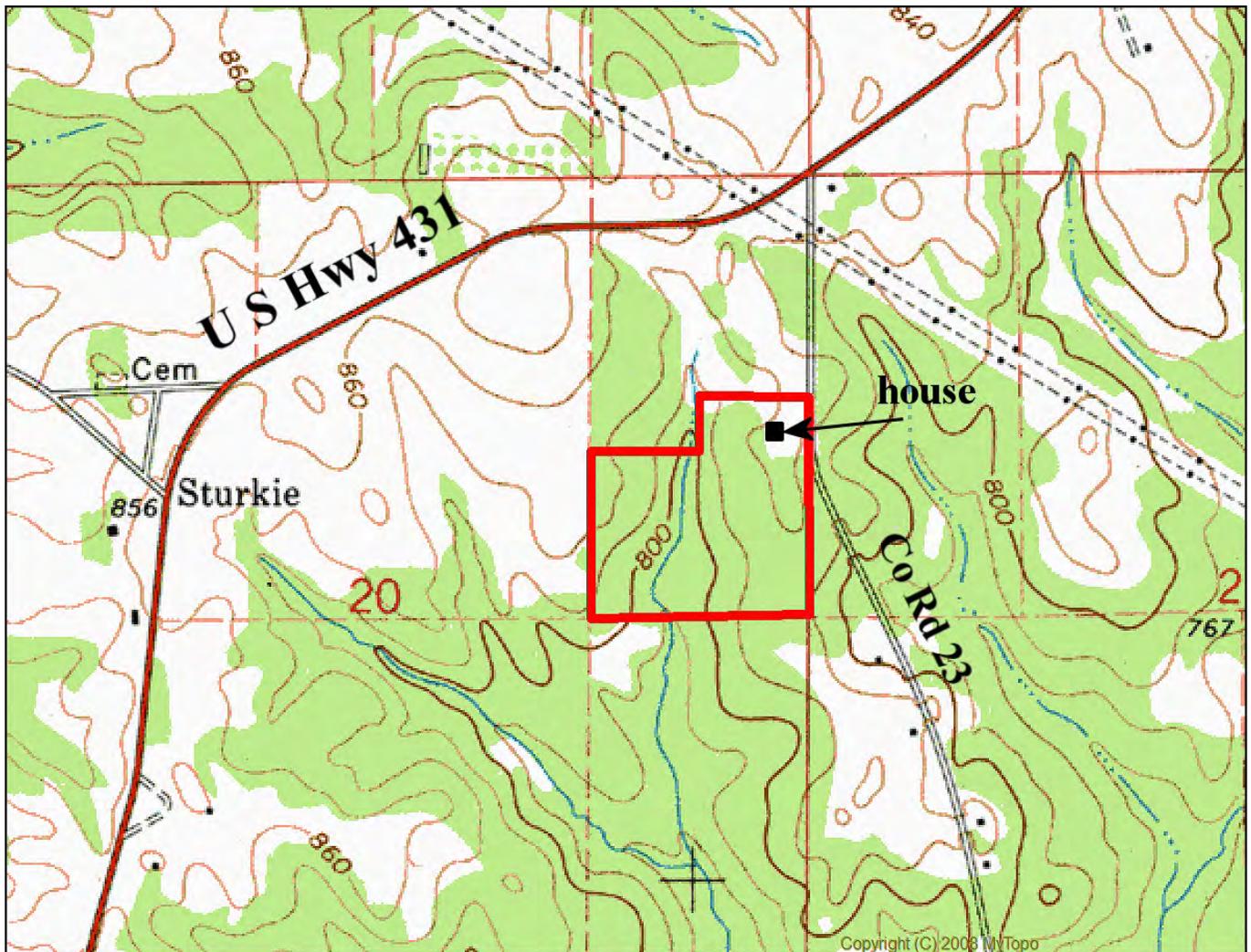
- Located in south-central Chambers County about 20 minutes to downtown Auburn
- Beautiful wooded property with a 4 BR, 3 BTH brick home built about 2008 with about 2,406 square feet heated and cooled + 528 square feet attached garage. Water is from a well
- Great 40' x 50' metal barn with roll-up door and a concrete floor + metal shed converted to a very impressive chicken "palace"
- A small creek crosses the property
- House has big kitchen with granite counter tops and double pantry, wood-tile floors in living & dining room, stacked rock gas fireplace, master bed room has cedar-lined closets, screened back deck, attached garage, fenced yard & security system
- Yard has muscadine vineyard, blueberry bushes and fruit trees
- Shown by appointment only. Call Lisa Love at 334-745-7530

All distances and acres are estimates and should be independently verified



NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner makes any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

Directions from the intersection of U S Hwy 280 & AL Hwy 147 near Auburn - (13 minutes to the property)
Go north on AL Hwy 147 toward Lafayette for 7.7 miles. Take a left on U S Hwy 431 and go 2.4 miles. Take a right on Chambers County Road # 23. Go 0.3 miles to the driveway on the right. Contact the agent, Lisa Love at 334-745-7530 for an appointment. The driveway is located at Lat: 32° 47' 58.6" N., Lon: 85° 27' 21.9" W.



Aerial view