

Cherokee Co., AL

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Reference # 356

More info at
256-527-4050

Land For Sale

80 acres +/-

\$156,000

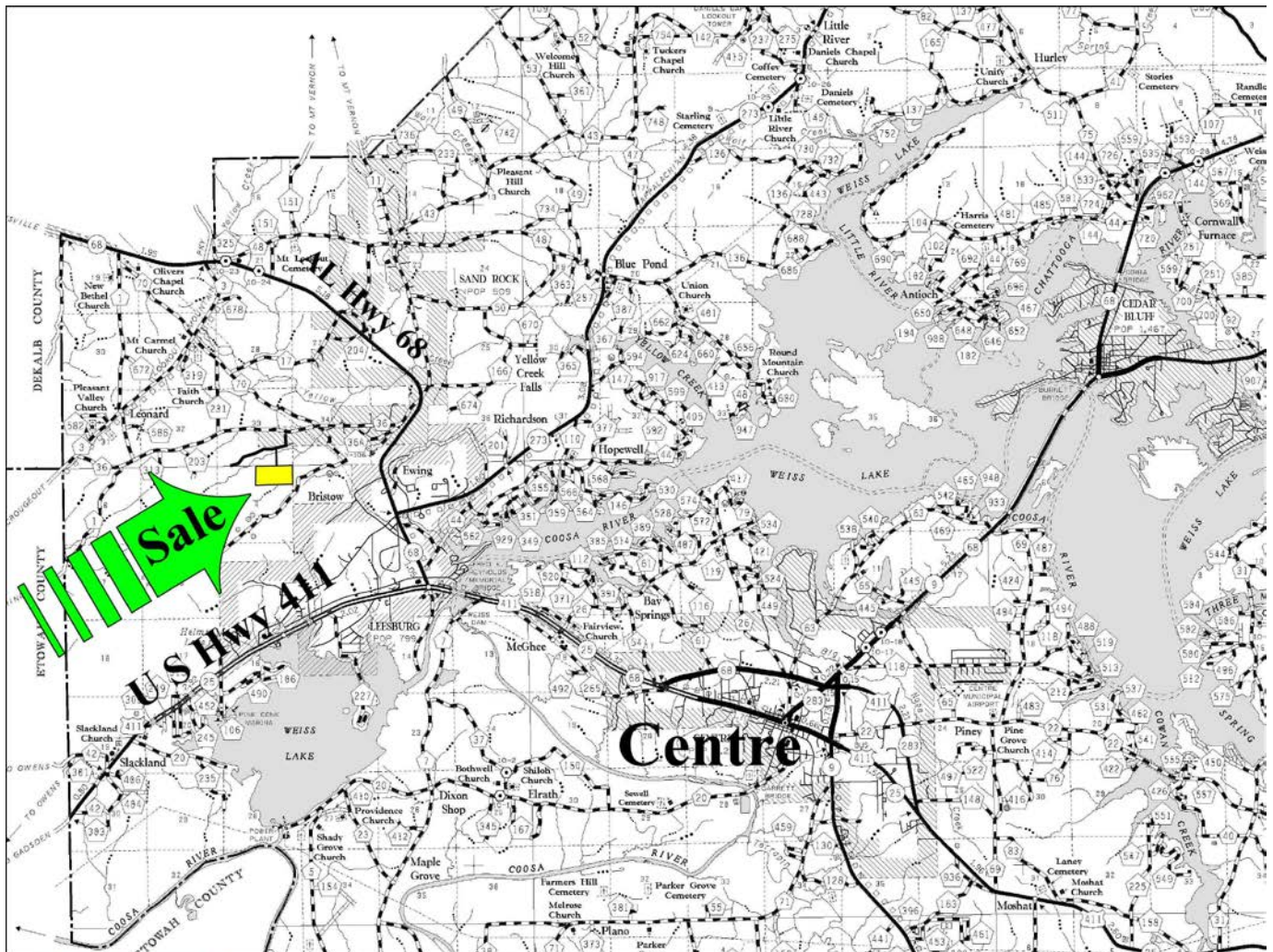
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in west-central Cherokee Co about 6 miles northwest of Centre
- Beautiful mature hardwood & pine timber
- Access is about ¼ mile on a deeded dirt road off of a county road (Scenic Ave.)
- Beautiful old stone wall gives evidence of its previous history as a farm
- Great hunting potential with lots of mast trees. Just needs a few wildlife food plots

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, and fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

Directions from the intersection of U S Highway 411 Bypass and AL Hwy 9): (15 minutes to the property).

- Go west of U S Hwy 411 Bypass for 2.3 miles to U S Hwy 411
- Continue on U S Hwy 411 for 3.3 miles
- Take a right on AL Hwy 68 and go 2.7 miles
- Take a left on Co Rd 36 (Valley St) and go 1.9 miles
- Take a left on Scenic Ave and go 0.3 miles to a dirt road on the left. This is the beginning of the deeded easement. The north line of the property is about ¼ mile south on this dirt road.
- The intersection of Scenic Ave with the north end of the deeded easement is located at Lat: 34° 12' 15.9"N.; Lon: 85° 47' 42.9" W

