

# Clay Co., AL

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WEB SITE!

www.cypruspartners.com

Reference # 342

More info at  
205-936-2160

## Land For Sale

### 93 acres +/-

### \$79,050

Exclusive Agent For Owner

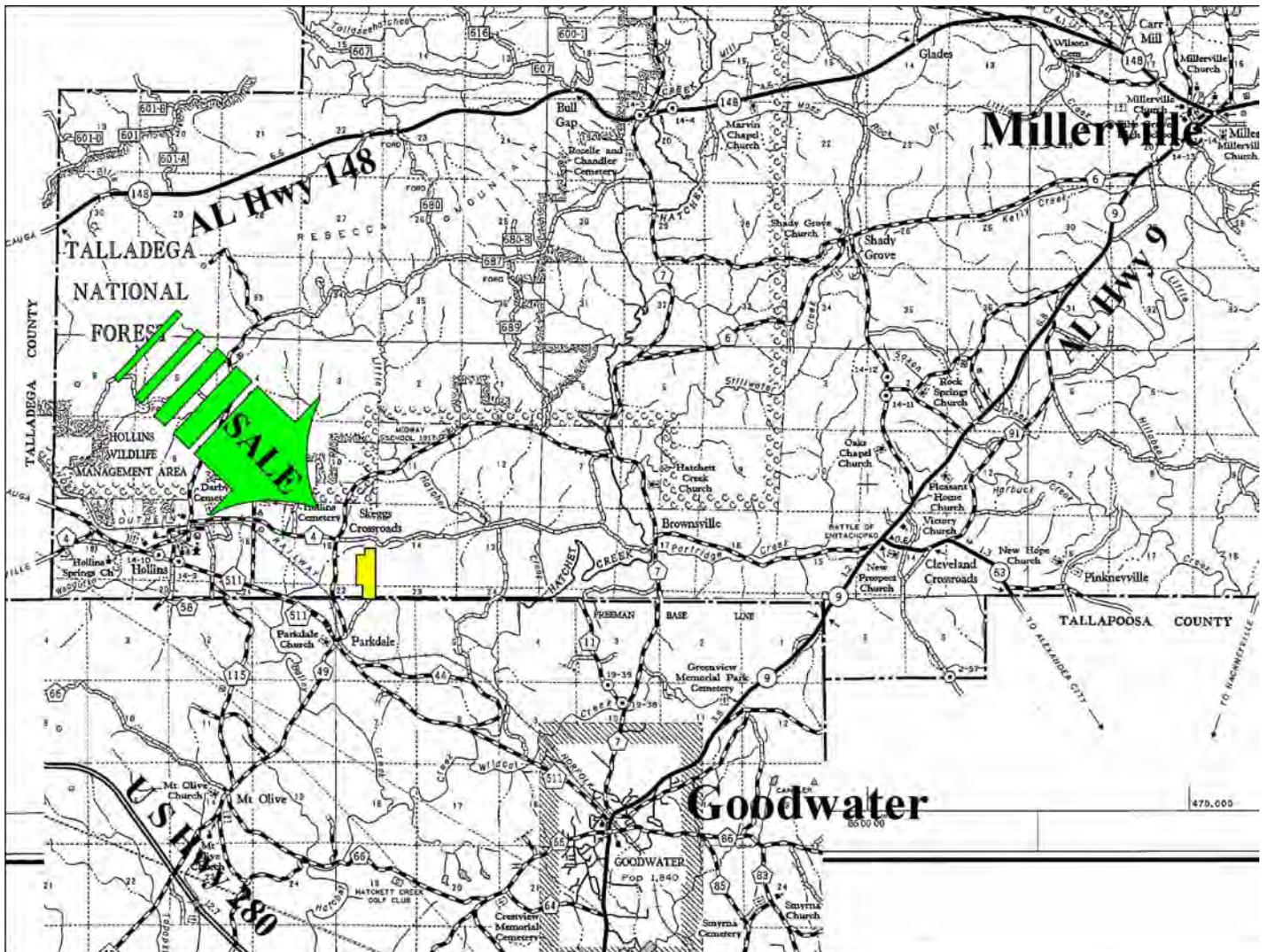
## CYPRUS

PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located in the south end of Clay County on the Coosa County line
- Timber was clear-cut in 2015
- Very private access – county road ends at the south line (the county line). Except for about 500 feet across the SE corner, no other interior roads are shared with adjoining landowners
- Being clear-cut makes it easy to create a highly customized deer hunting property. Just need a 4-wheeler with a spray rig to create green-fields & stalking trails.
- [Click here](#) to learn more about the advantages of clear-cut land
- Two small intermittent creeks are on the property

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 280 and U S Hwy 231 in Sylacauga: (16 minutes to the property. 1 hour & 5 minutes from I-459 and U S Hwy 280 in Birmingham)

- From the intersection of U S Highway 280 and U S Highway 231 in Sylacauga, take U S Highway 280 East toward Alex City for 4.4 miles to Co Rd 44.
- Take a left and go 3.3 miles to Co Rd 511 (Goodwater Highway).
- Take a right and go 3.4 miles to Co Rd 49.
- Take a left and go 1/10 mile (crossing over the railroad tracks) to Hope Ln.
- Take a right and go 6/10 mile on this dirt road to the gate on the south line. Look for the Cyprus Partners sign. Park here and walk the property using the topo map in the brochure as your guide. You are welcome to look on your own or you can set up an appointment.
- The gate is located at Lat: 33° 06' 17.35"N.; Lon: 86° 06' 19.63" W.

