

Talladega Co., AL

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www.cypruspartners.com

Reference # 345

More info at
205-936-2160

Land For Sale

137 acres +/-

\$450,000

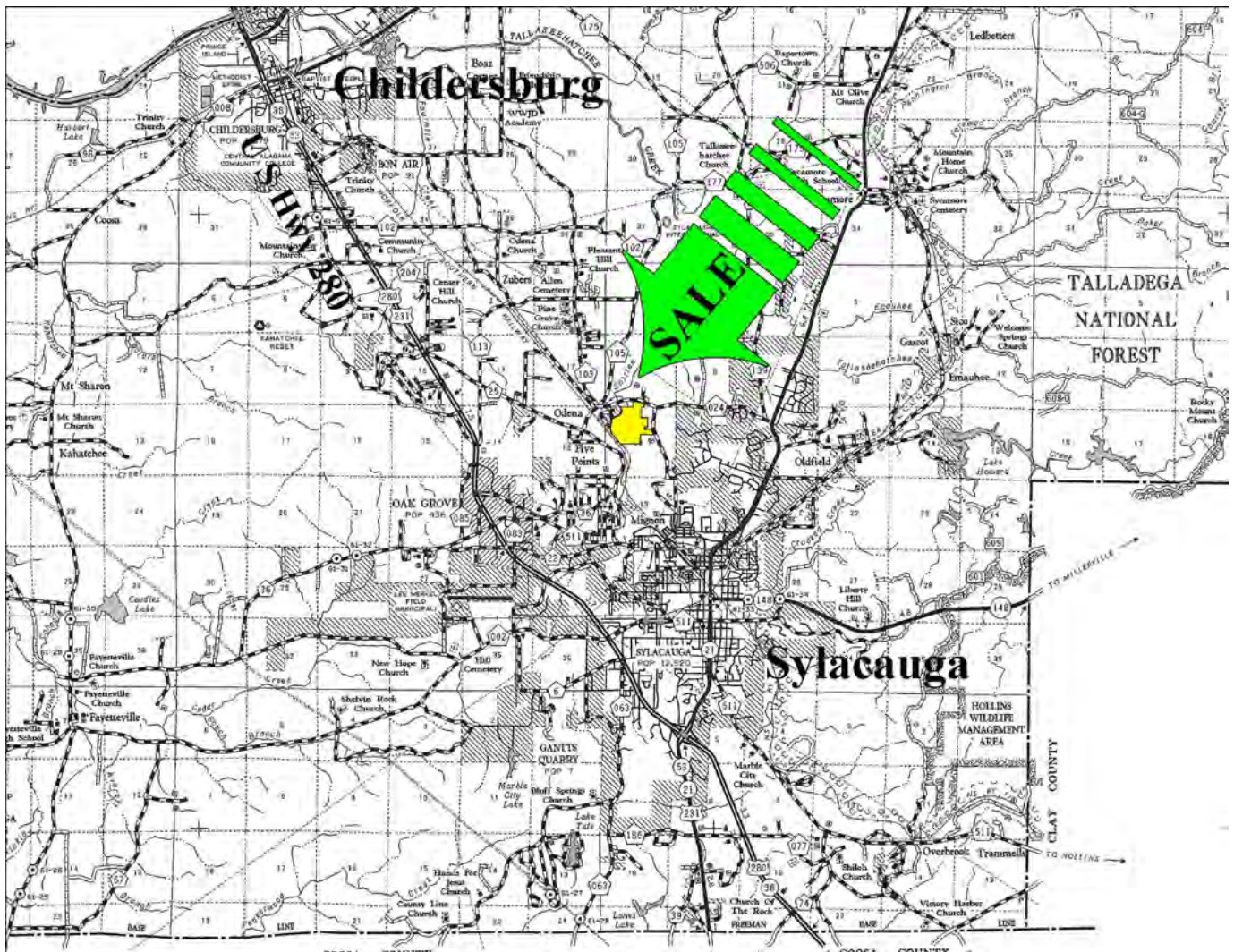
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in Talladega County 2 miles north of Sylacauga
- Operating cattle farm with 40'x80' pole barn
- Brick house with 1,988 sq ft, 3 BR / 2 BTH built in 1960
- City water and power
- 6/10 of a mile on Shirtee Creek
- 70 acres in beautiful pastures along the creek
- Spring fed 1.5 acre pond (road is named after the spring)
- Shown by appointment only. Call agent to set up an appointment.

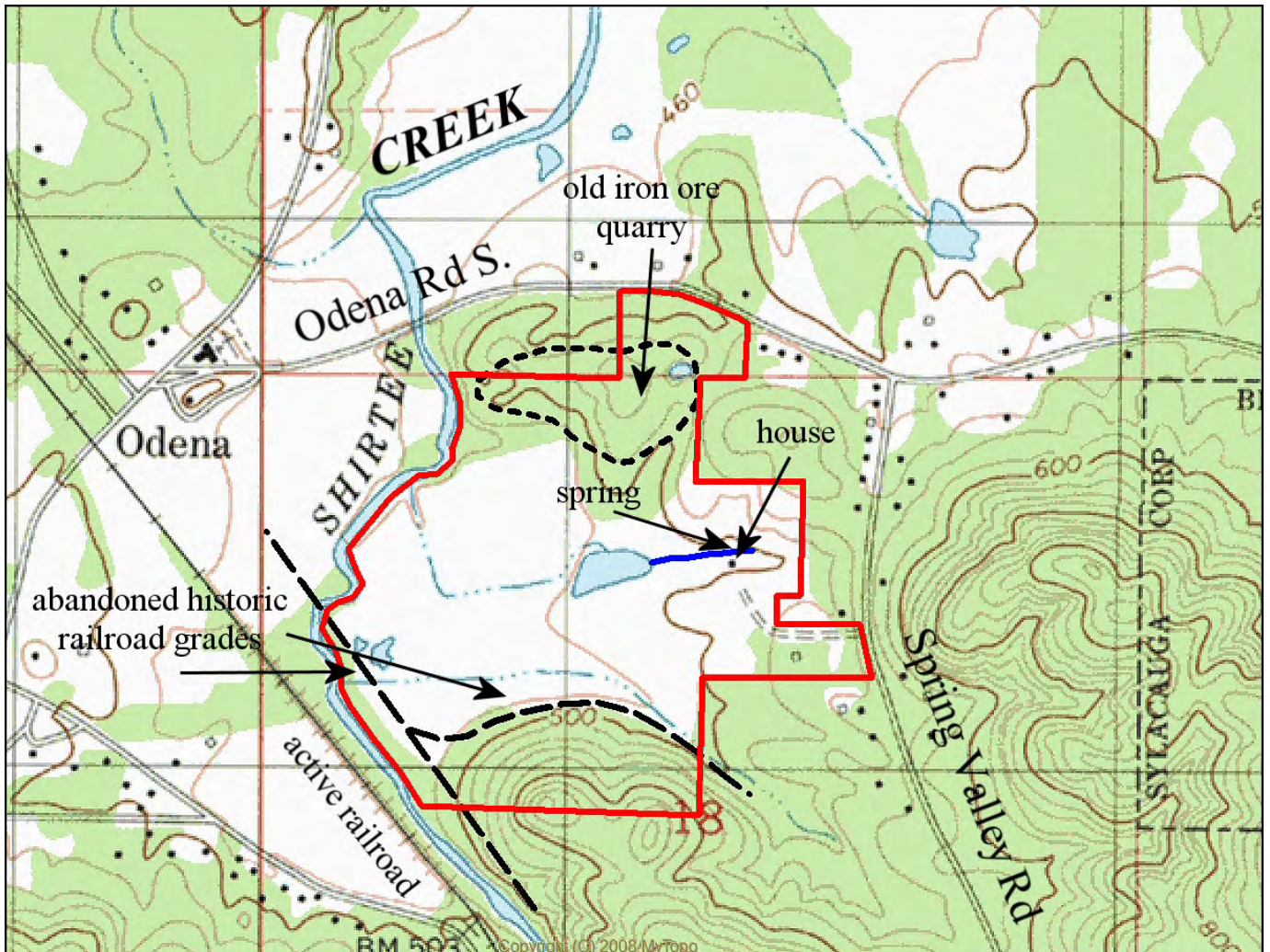
All distances and acres are estimates and should be independently verified



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 I-459 & U S Hwy 280 in Birmingham (Exit #19): (45 minutes to the property)

From I-459 and Hwy 280, head east on Hwy 280 toward Sylacauga. Go 32.5 miles through Childersburg and take a left at the Chevron Station on Old Sylacauga Highway (Co Rd 45). Go 2.5 miles and take a left on Odena Road South. Go 1.1 miles and take a right on Spring Valley Road. Go 3/10 of a mile to the concrete driveway on the right. It is about 975 feet down the concrete drive to the house. House address is 296 Spring valley Rd. Look for the Cyprus Partners sign. Shown by appointment only. The driveway is located at Lat: 32° 12' 23.29" N.; Lon: 86° 15' 52.60" W.



Aerial view