

Coosa Co., AL

SEE PHOTOS ON
WEB SITE!

www.cypruspartners.com

Reference # 340

More info at
205-936-2160

Land For Sale
21 acres +/-
\$52,500

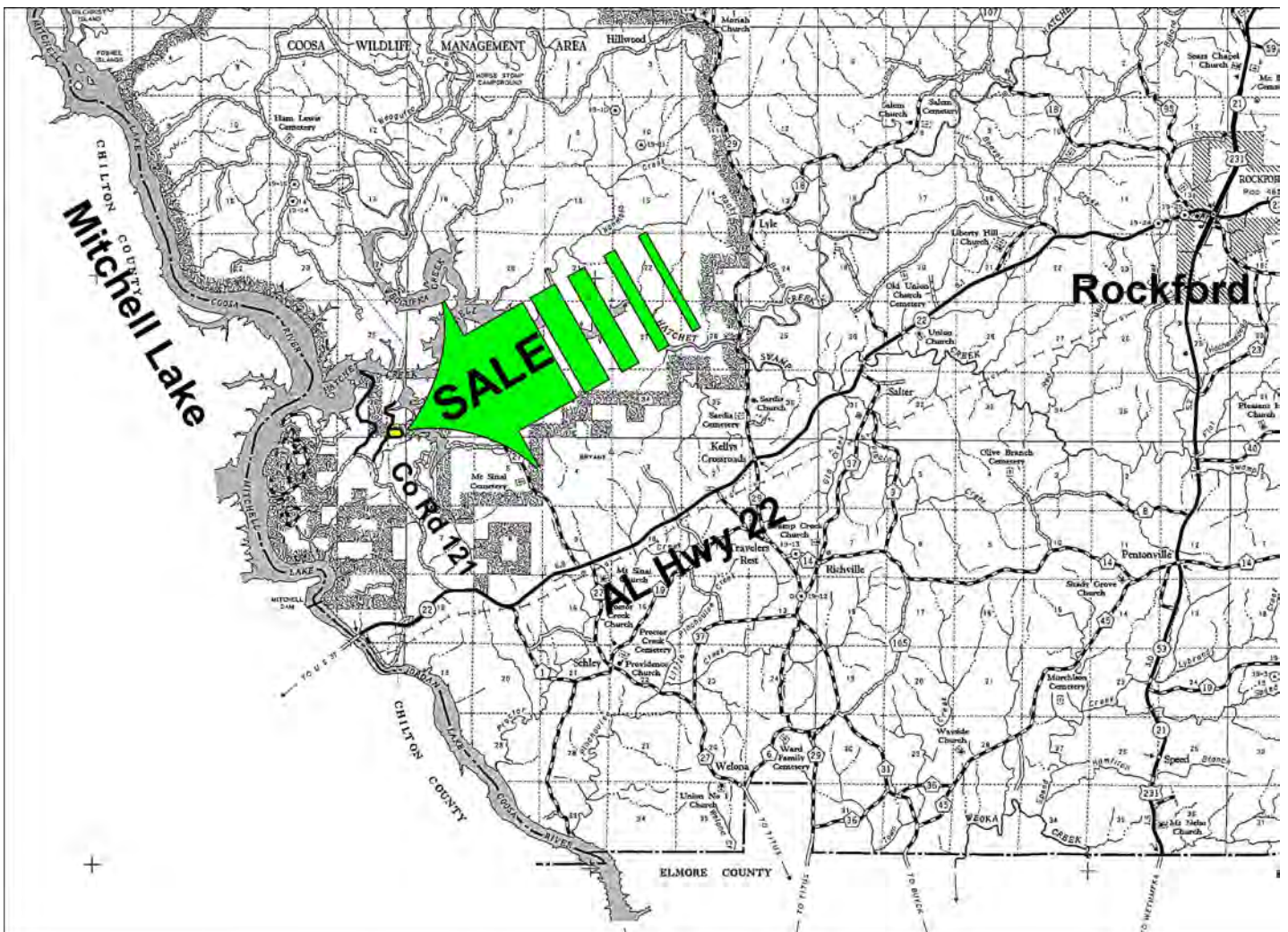
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

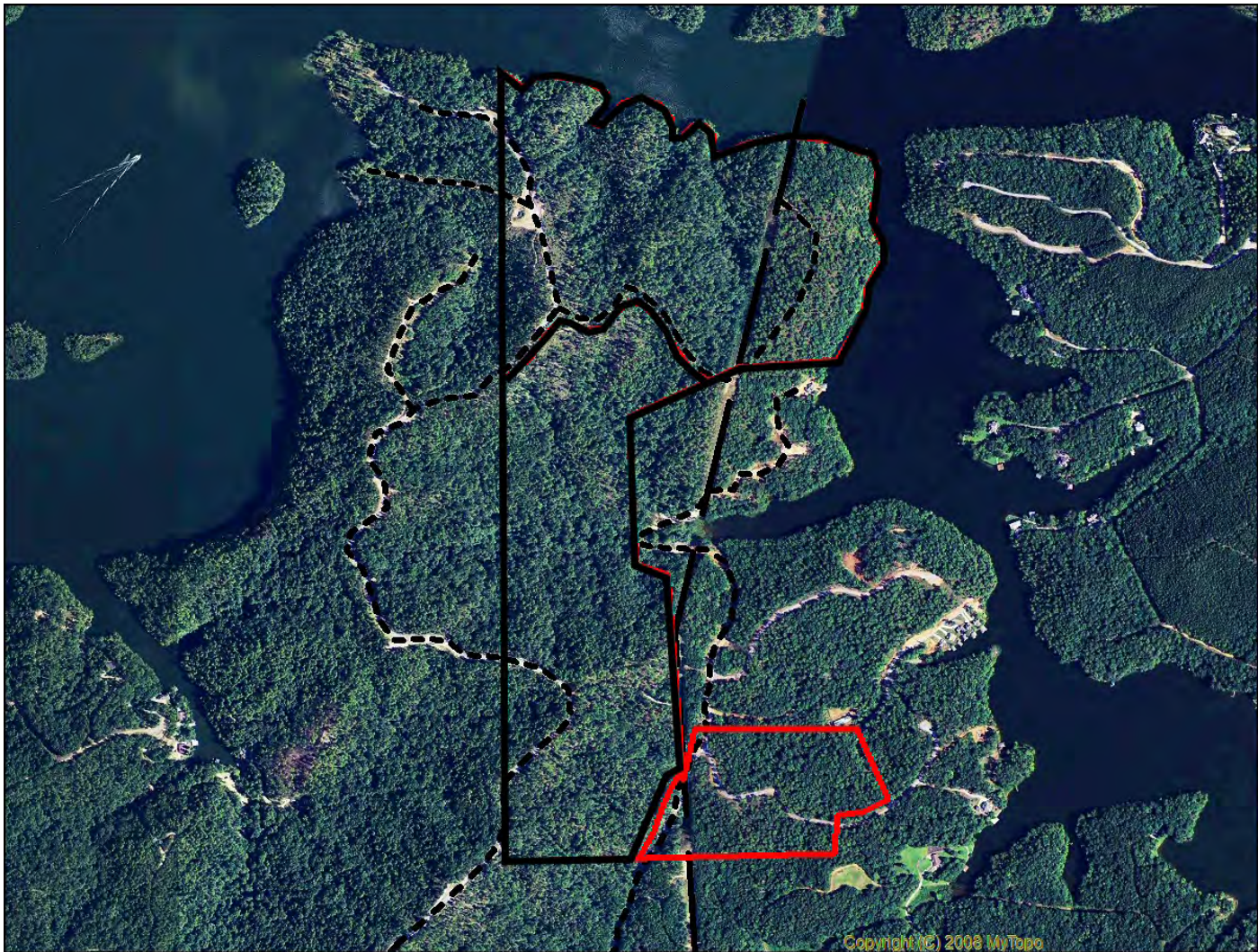
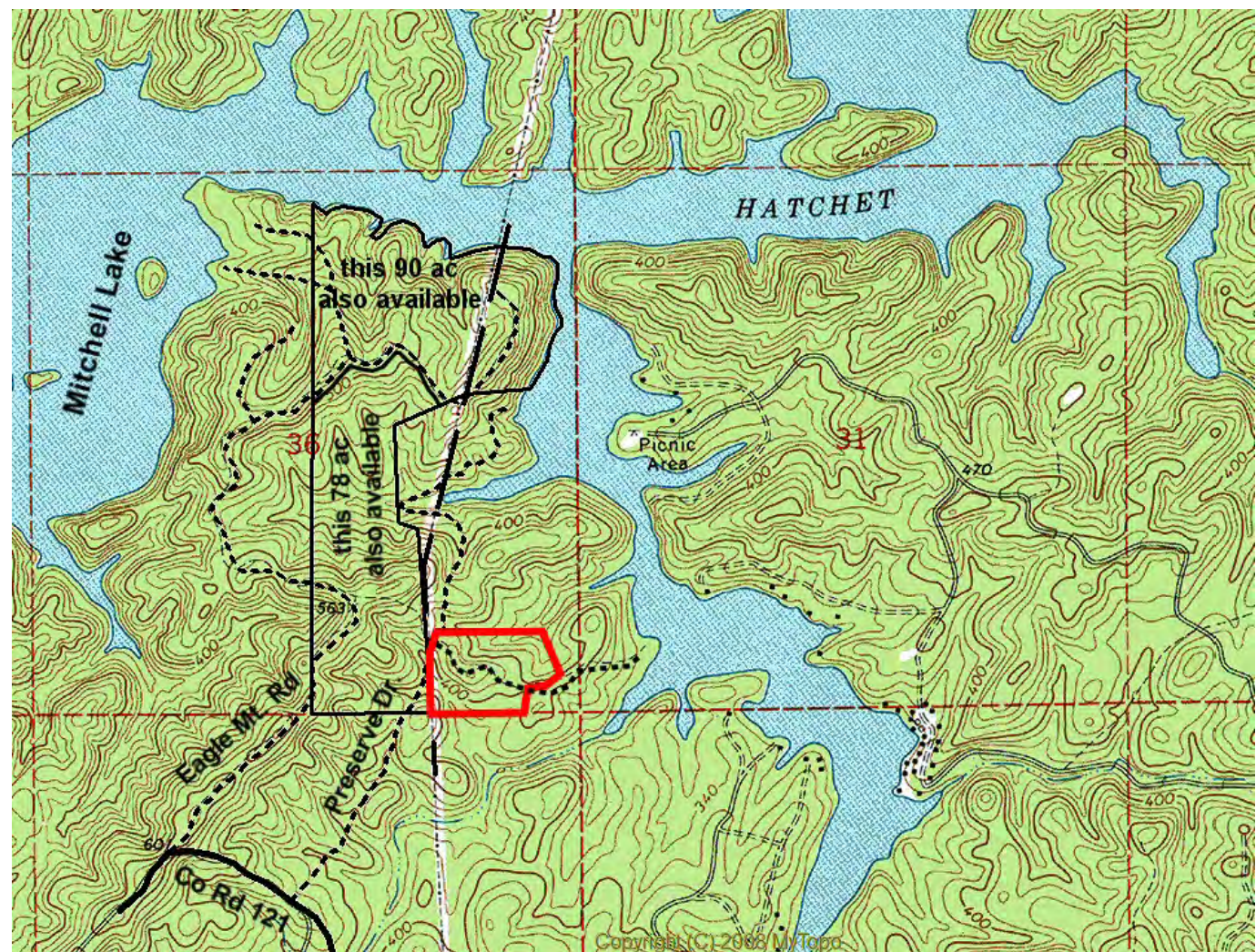
- Located in Coosa County about 9 miles northeast of Clanton and 12 miles west of Rockford (as the crow flies)
- The property is adjacent to The Preserve At Lake Mitchell and is about 800 from Mitchell Lake (Hatchet Creek backwater)
- Excellent rural home site in a beautiful forest of mature longleaf pine
- Power and water available
- No locked gates, so you are welcome to look on your own. Print out the brochure and take with you for the maps. Or, you can set up an appointment with the agent

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 I-65 Exit #205 (U S Hwy 31): (25 minutes to the property)
From I-65 Exit # 205, go south on U S Hwy 31 for 4.0 miles. Take a left on AL Hwy 22 and go 7.7 miles (crossing over the Coosa River) to Coosa Co Rd 121 (Google Maps calls it Co Rd 1). Take a left and go 2.6 miles to Preserve Dr. Take a right and go 0.5 miles to the paved road on the right. Look for the Cyprus Partners sign. You are now on the property. Take a right and the property is on both sides of the road. Use the topo map on the web site as a guide from this point. You are welcome to look on your own or you can set up an appointment. The intersection of Preserve Dr. and the paved road on the right is located at Lat: 32° 50' 34.5" N.; Lon: 86° 25' 37.0" W.



Aerial view