

Blount Co., AL

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WEB SITE!

www.cypruspartners.com

Reference # 334

More info at
205-936-2160

Land For Sale
156 acres +/-
\$312,000

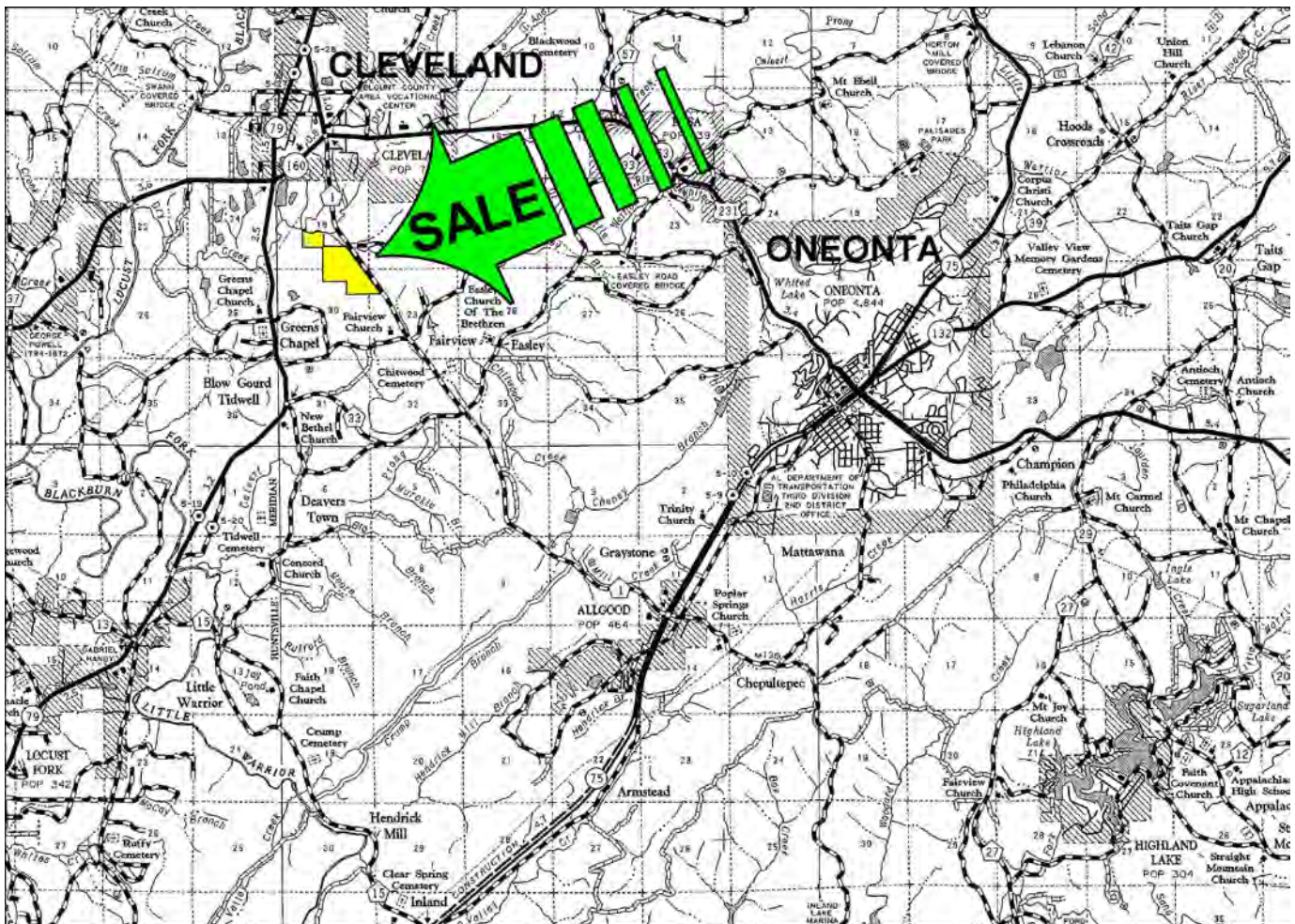
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

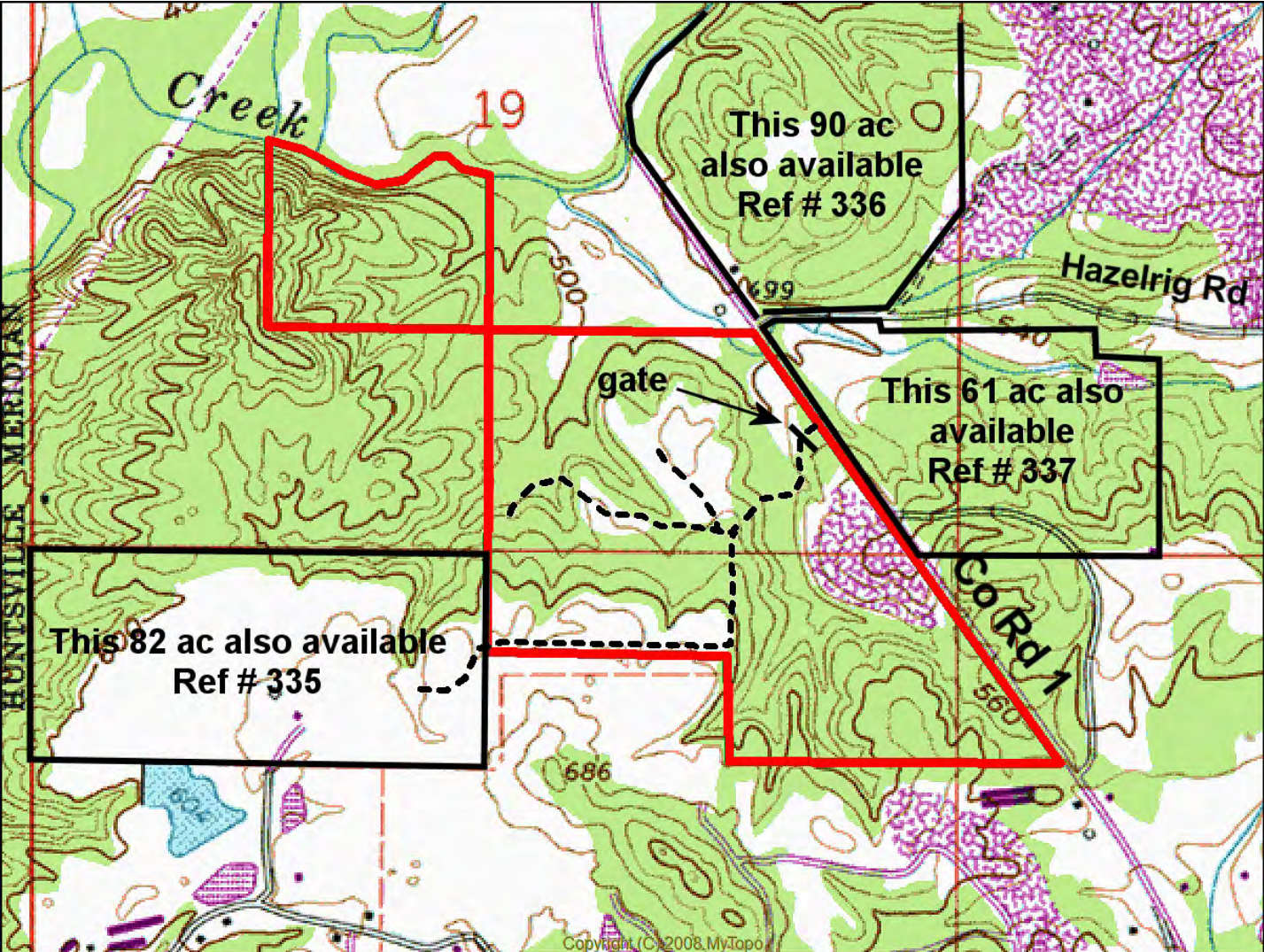
- Located in Blount County about 1 mile south of Cleveland
- Timber is a natural stand of mixed pine & hardwood + about 78 acres of 3 year old planted pines
- About 6/10 mile of frontage on paved County Road #1
- Two lakes totaling about 4 acres. ¼ mile on Dry Creek
- Several nice home sites. Power, sewer & water available
- Adjoining 82, 90 & 61 acre tracts also available (see topo for details)
- Access is behind a locked gate. Call agent for combo

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-20/59 Exit #134 in Roebuck (AL Hwy 75): (38 minutes to the property)
From I-20/59 Exit #134, take AL Hwy 75 north toward Oneonta for 25.9 miles. Take a left at Blount Co Road 1 and go 5.3 miles to the gate on the left. Look for the Cyprus Partners sign. The gate on County Road 1 is located at Lat: 33° 58' 15.8"N.; Lon: 86° 34' 16.6" W.



Aerial view