

Chambers Co., AL

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Reference # 331

More info at
334-321-1865

Land For Sale

157 acres +/-

\$310,075

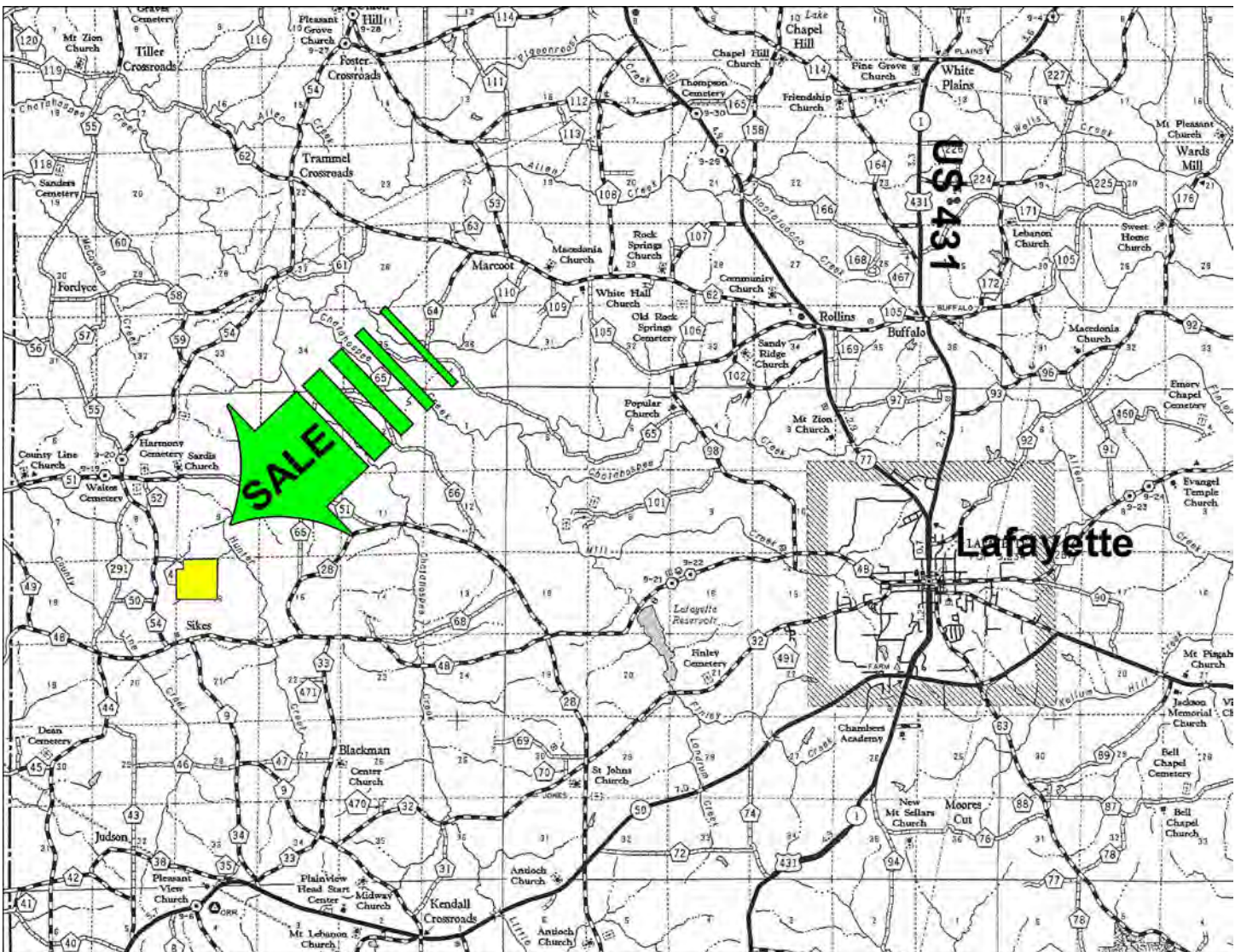
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in Chambers County, Alabama about 9 miles west of Lafayette
- House with 1,314 s.f. Solid condition, suitable for hunting cabin, needs refurbishing for residence
- County road ends at the property line. Exclusive use of all roads on the property
- Power available. Well water
- Good timber investment. 55 acres of 3 year old planted pine + significant mature timber. Call for timber appraisal
- Good hunting. House for hunting camp, good mix of young and mature timber, a creek crosses the property for about ½ mile

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

Directions from US Hwy 280 & AL Hwy 50 at Camp Hill): (20 minutes to the property)
From the intersection of US Hwy 280 & AL Hwy 50, proceed east on AL Hwy 50 for 2.9 miles (passing through Camp Hill) to Tallapoosa Co Road 89. Take a left on CR 89 (which turns into Chambers County Road 48) and go 8.2 miles to Chambers County Rd 54. Take a left on CR 54 and go 1.1 miles to Chambers County Road 472. Take a right on CR 472 and go about 1/3 mile to the gate on the property line. Look for the Cyprus Partners sign. Gate is locked so call agent for combo. You are welcome to drive the property, but the house is shown by appointment only. Please call agent to arrange for a showing. The gate is located at Lat: 32° 54' 10.4"N.; Lon: 86° 33' 27.2" W.

