

Coosa Co., AL

SEE PHOTOS ON
WEB SITE!

www.cypruspartners.com

Reference # 329

More info at
205-936-2160

Land For Sale
65 acres +/-
\$129,500

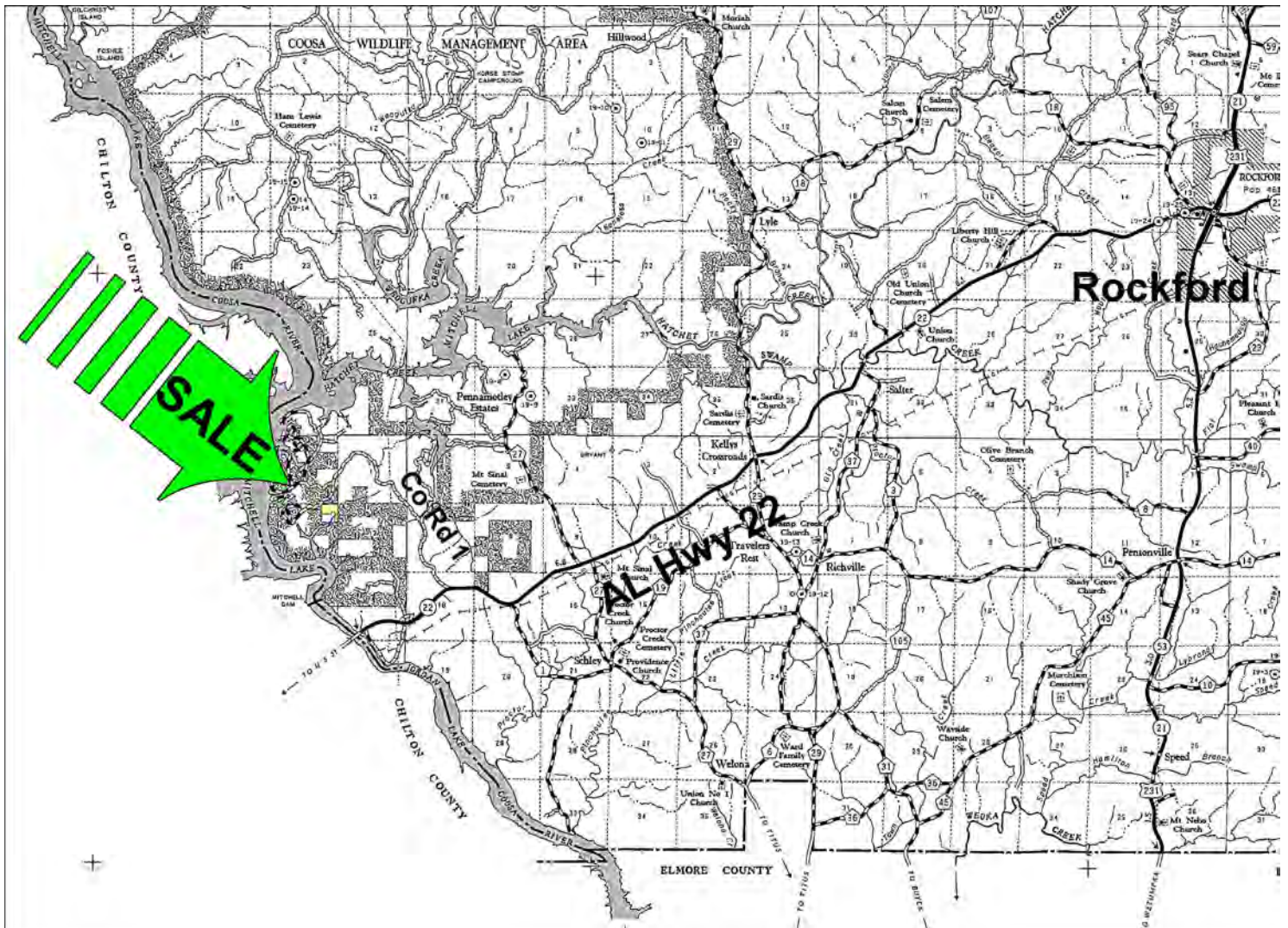
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in Coosa County about 12 miles east of Clanton and 14 miles west of Rockford
- Located next to The Cove development that contains several dozen nice lake homes
- Over 1 mile of paved frontage with water and power available
- An inlet of Lake Mitchell is about 400' from the south line. Two additional lots are available that will give frontage on Lake Mitchell
- There is beautiful hardwood timber on the eastern 20 acres. The balance is cut over timberland

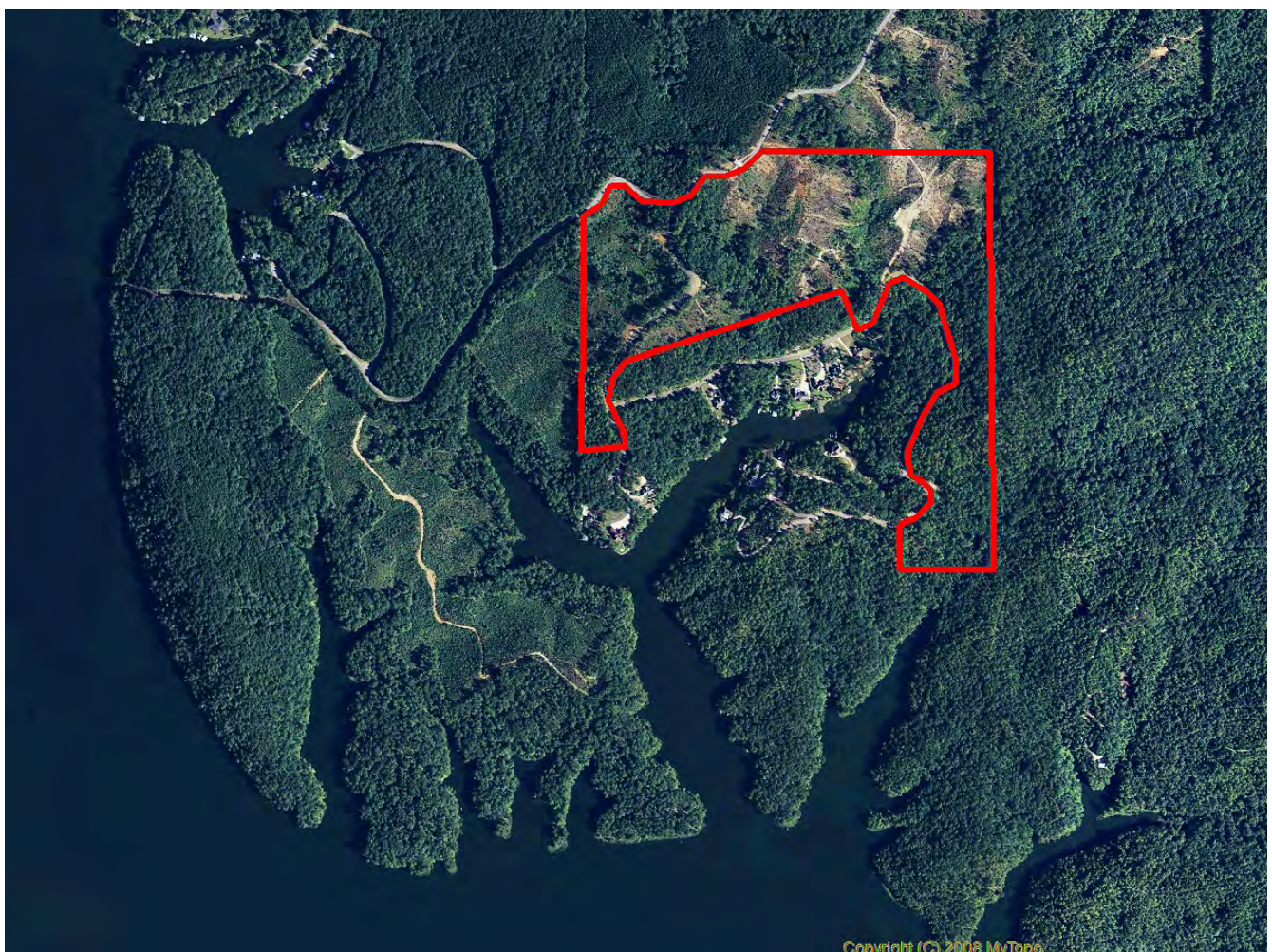
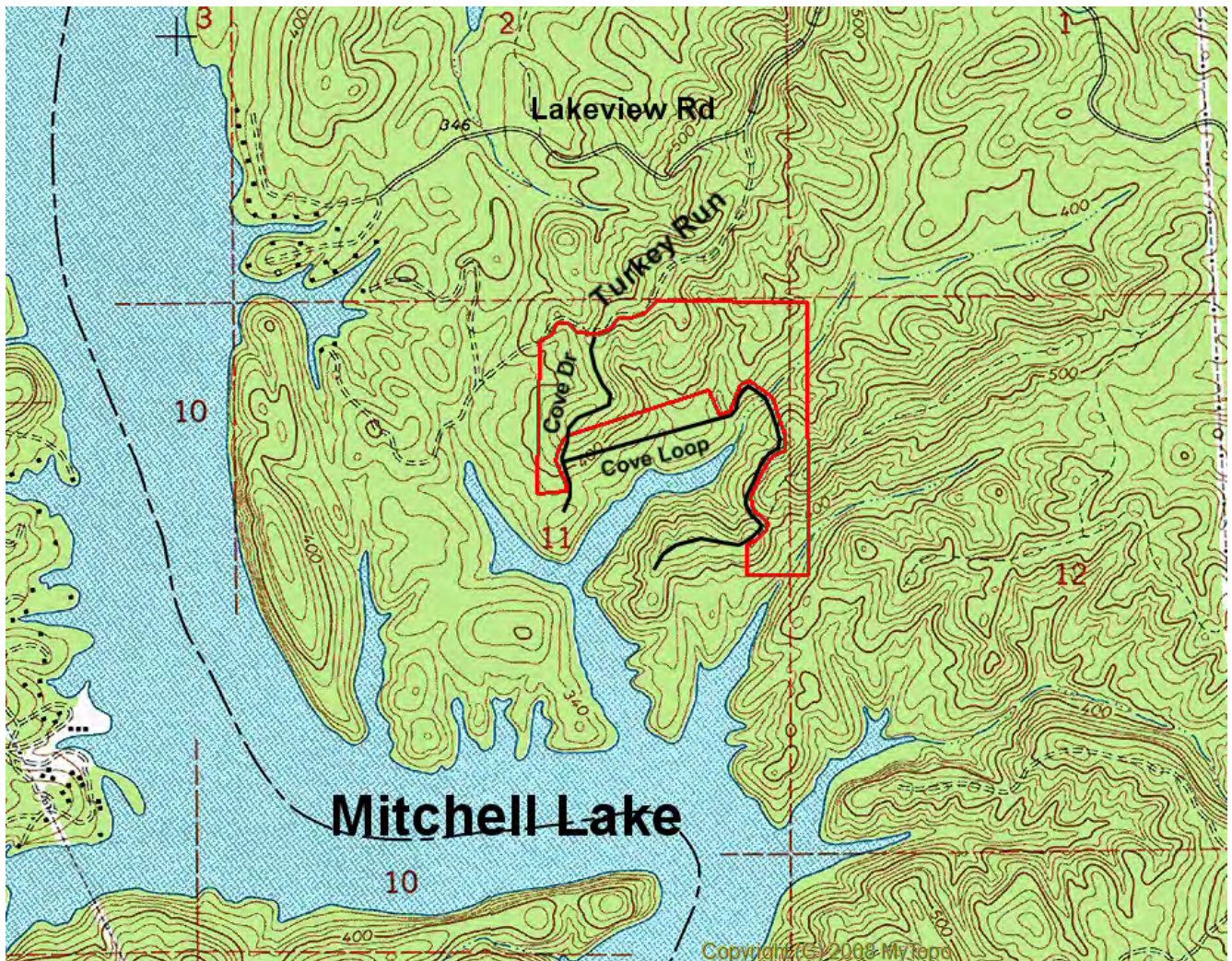
All distances and acres are estimates and should be independently verified



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/AL Hwy 22): (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 1. Take a left and go 3.4 miles to a fork in the road. Take the left fork (continuing on Co Rd 1 - also called Turkey Run – the right fork is Lakeview Rd.) and go 0.4 miles to the north line of the property. Look for the Cyprus Partners sign. Continue 0.1 mile (property is on both sides of the road) to the stone entrance on the left and turn left onto Cove Dr. The property is on both sides for the next 0.1 mile. Proceed a few hundred feet to Cove Loop and take a left to view the eastern portion of the property. Use the topo map on the web site as a guide. You are welcome to look on your own or you can set up an appointment. Turkey Run intersects the north line of the property at Lat: 32° 49' 35.3"N.; Lon: 86° 26' 36.91" W.



Aerial view