

Chilton Co., AL

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www.cypruspartners.com

Reference # 325

More info at
205-936-2160

Land For Sale

170 acres +/-

\$450,000

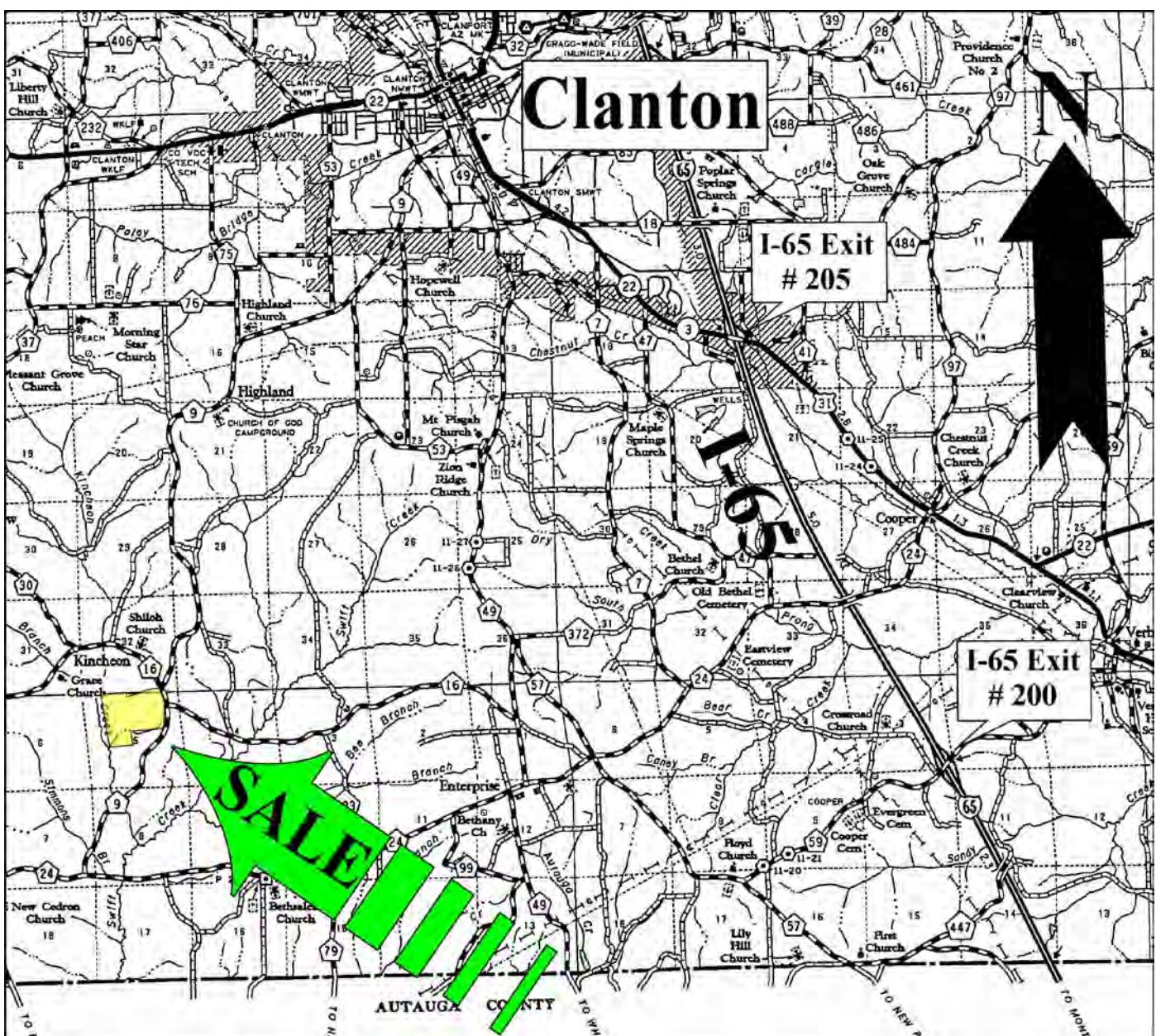
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- operating cattle ranch, beautiful home site, convenient to Birmingham & Montgomery
- located 7 miles southwest of Clanton and about 12 minutes to I-65 Exit 200
- spring-fed 3 acre lake plus 2 ponds, two steel sheds with 9,700 s.f. under roof, wooden barn
- almost ½ mile paved road frontage, water, power, phone
- 80 acres improved pasture, fenced and cross-fenced, 18 acres fenced & cleared but unimproved

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 I-65 exit 205 (Clanton - U S Hwy 31): (17 minutes to the property)

Address is 7586 Chilton Co Road 9. From I-65 Exit 205 go west (toward Clanton) on Hwy 31 for 2.3 miles to Logan Road on the left. Take a left and go 0.7 miles to Enterprise Rd. Take a left and go 270 feet to Samaria Rd (Co Rd 18). Take a right and go 1.0 miles to Kincheon Rd (Co Rd 9). Take a left and go 4.5 miles to Co Rd 365. Take a right and go 1.5 miles to Co Rd 16. Take a left and go 0.7 miles to the entrance to the property on the right. Look for the Cyprus Partners sign. The property fronts the paved road on the right (Co Rd 9/16) for the next 2,100 feet. Pink flagging marks where the north and south boundary lines touch the paved road. Entrance to the property is by appointment only. Call agent (Tom Brickman, 205-936-2160) to set an appointment. The entrance is located at Lat: 32°- 45'- 0.01" N.; Lon: 86°- 41' - 4.79" W.

