

Chambers Co., AL

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WEB SITE!

www.cypruspartners.com

Reference # 305

More info at
334-745-7530

Land For Sale

502 acres +/-

\$2,000,000

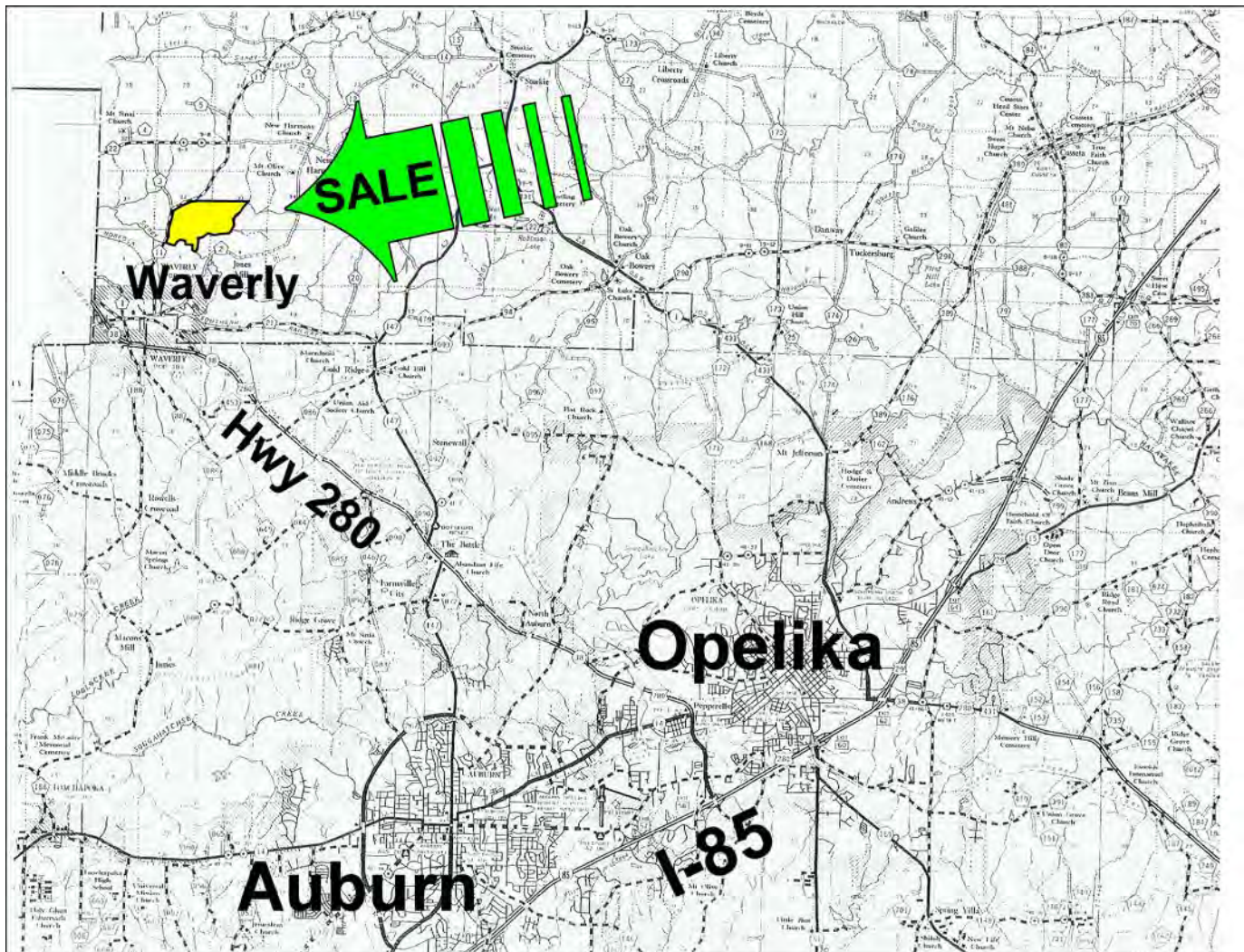
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

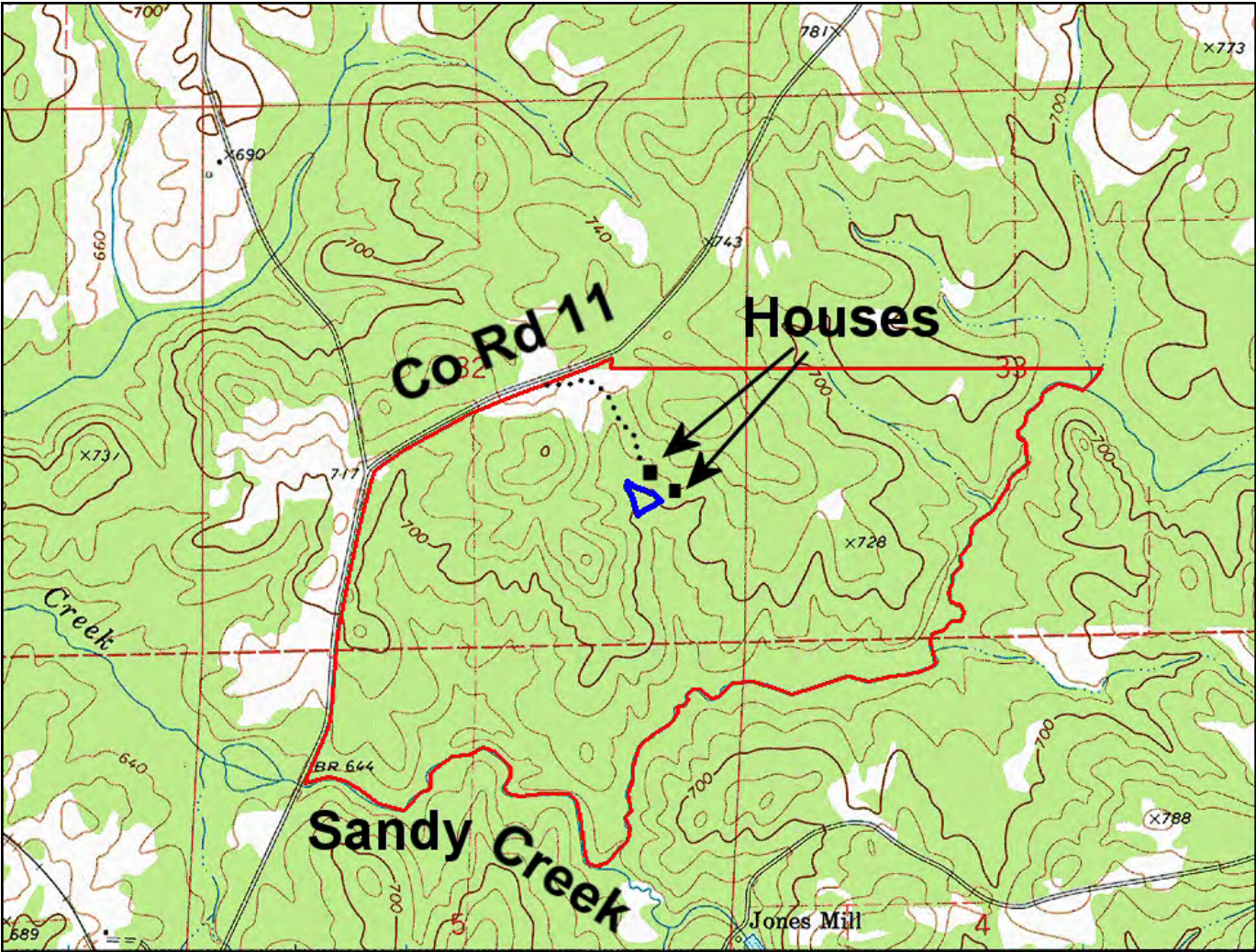
- Located in Waverly, about 20 min to downtown Auburn & 6 min to Hwy 280
- A 4 BR, 3 BH immaculate house with stone fireplace, hardwood floors in master BR, well water, outside fire ring, 2,584 s.f., overlooking 1.5 acre pond
- Also a 2BR, 1BH, 945 s.f. guest house in perfect condition
- Outstanding location and set-up for Auburn football game-day activities
- Stunning, irrigated, professional landscaping, 10 acres around the house enclosed with electric fence & gate with security key-pad, stocked pond, over 1 mile of paved road frontage.
- Income potential from 230 acres of planted pine (17 to 20 yr old). Great hunting on 240 acres of mature mixed hardwood and pine with 9 improved wildlife food plots & over 2 miles on two big creeks.

All distances and acres are estimates and should be independently verified

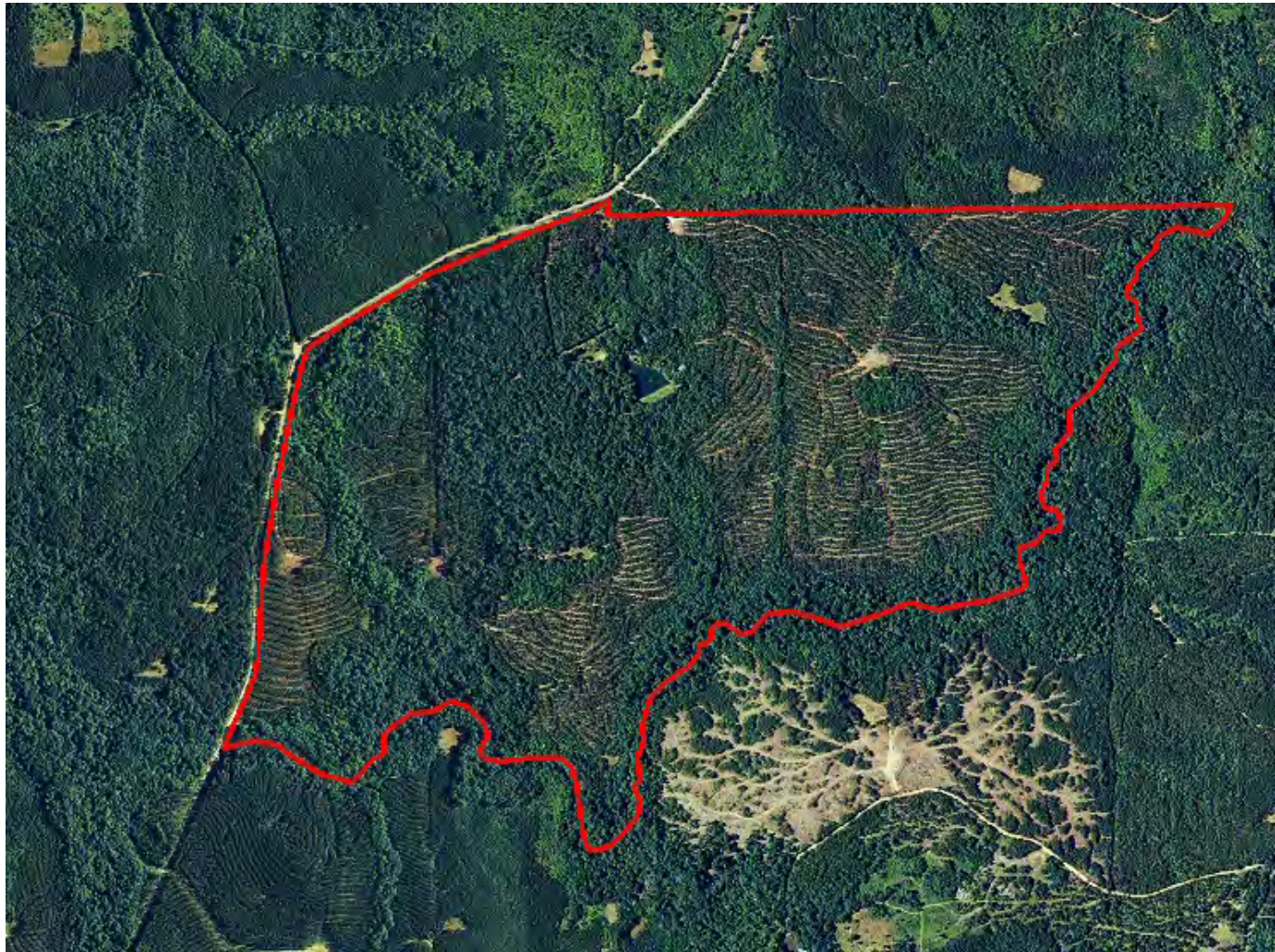


Directions from Toomers Corner in downtown Auburn: (20 min to the property)

From the intersection of College Street and Magnolia (Toomer's Corner) go north on College Street (AL Hwy 147) for 5.0 miles. Take a left on U S Hwy 280 and go 5.7 miles. Take a right on Patrick Street in Waverly and go 1.1 miles. Take a right on Chambers Co Road 11 and go 2.2 miles to the entrance to the property on the right. Look for the Cyprus Partners sign. Property is shown by appointment only. Call Lisa Love at 334-745-7530 to arrange a showing. The property entrance is located at Lat: 32°45'55.48" N. Lon: 85°33'52.91" W.



Topographic Map



Aerial view

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.