

Tallapoosa Co., AL

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Reference # 274

More info at
205-936-2160

Land For Sale
141 acres +/-
\$298,000

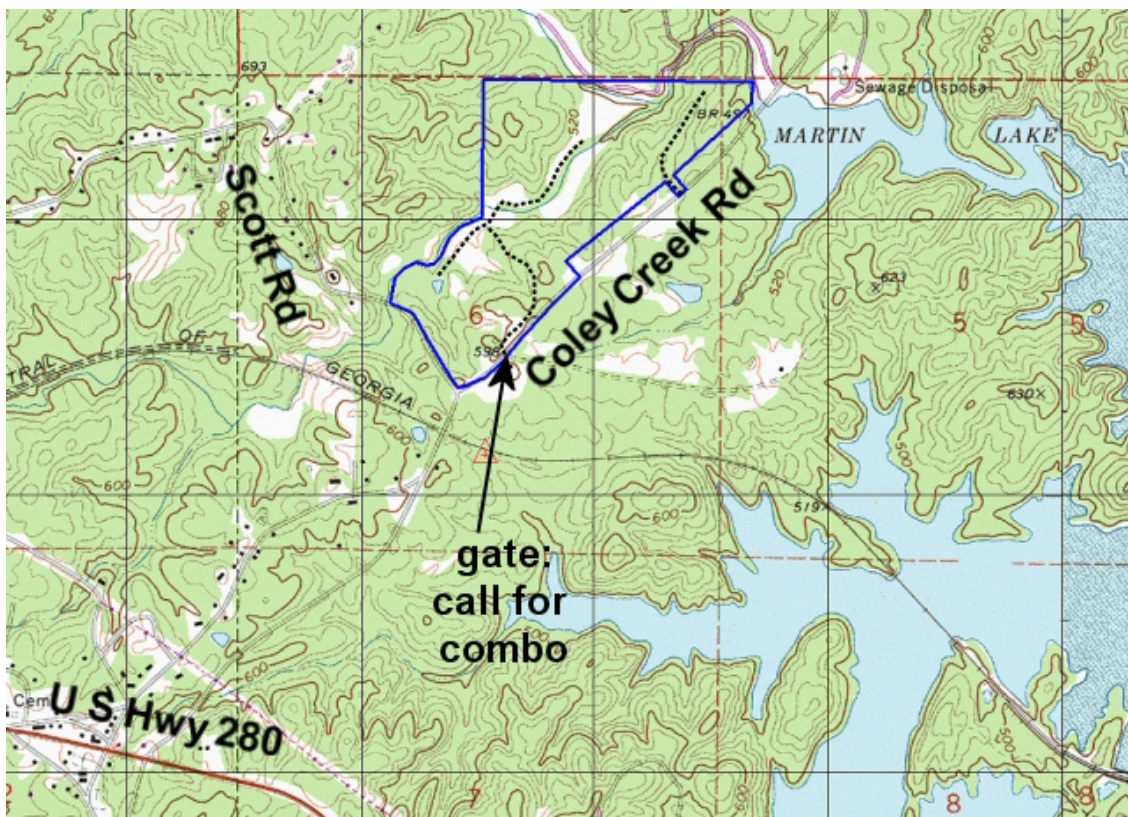
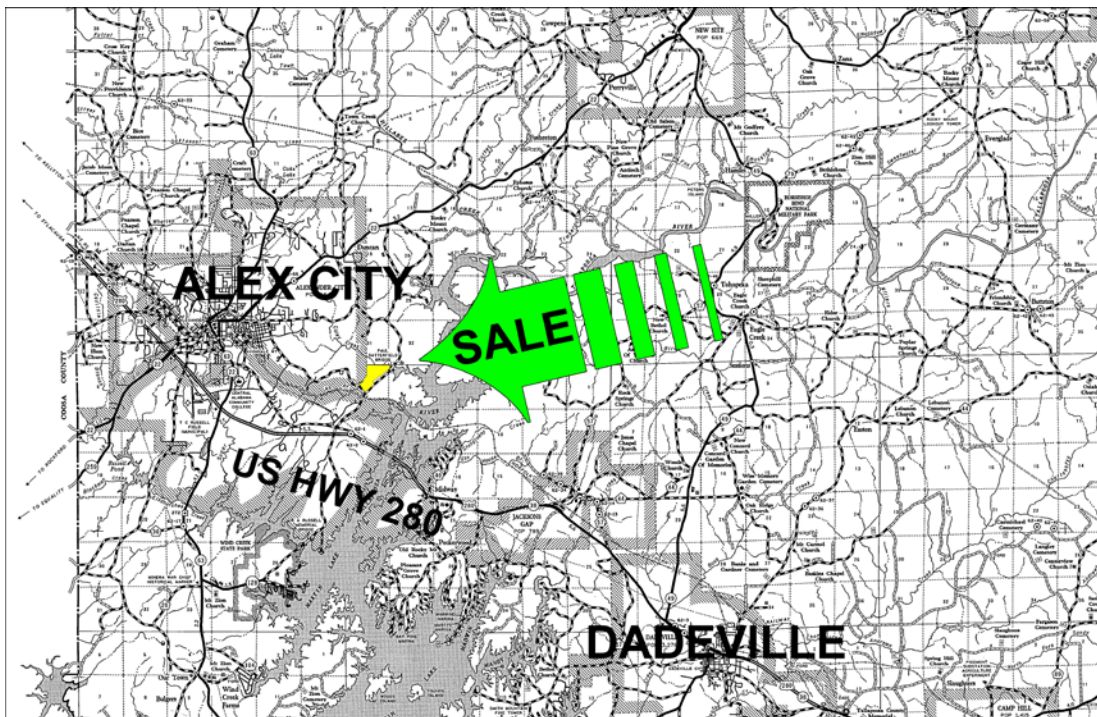
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in Tallapoosa County at Alex City, about 1.2 miles from US Hwy 280
- Good home sites, 0.6 mile paved road frontage with utilities
- About 250' of frontage on Martin Lake (Coley Creek inlet)
- 1,200' on Coley Creek + $\frac{3}{4}$ mile on un-named tributary creek
- Sewer line crosses the property for $\frac{3}{4}$ mile, small portion is in city limits of Alex City
- Some clear cut timber (north of creek), some thinned hardwood timber
- Gate is locked so call 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 intersection of US Hwy 280 and AL Hwy 22 / 63: (6 minutes to the property)

From the intersection of US Hwy 280 and AL Hwy 22 / 63 in Alex City, go 2.6 miles south on U. S. Hwy 280 to Coley Road. Take a left on Coley Road and go 1.2 miles to the intersection of Scott Road (on the left) and the beginning of the property. Look for the Cyprus Partners sign. The property fronts on Scott road for about 1,200' (to where the creek crosses) and for about 1,800' on Coley Creek Road. The gate is located about 650' down Coley Creek Road on the left directly across from Stowe Ferry Road. The gate is locked so call the agent at 205-936-2160 to get the combo. You are welcome to look on your own or you can set up an appointment. Use the topo map as a guide from this point. Gate is located at Lat: 32°55'15.40" N. Lon: 85°53'41.24" W.



Aerial view