

# Cleburne Co., AL

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Reference # 239

More info at  
205-344-3849

**Land For Sale**  
**128 acres +/-**  
**\$369,000**

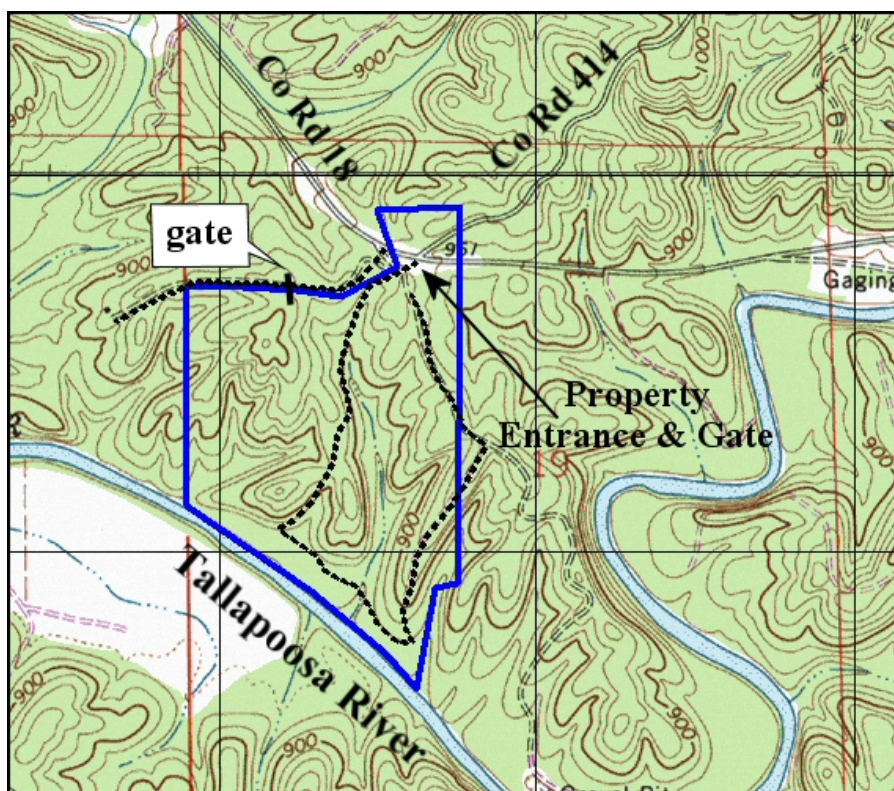
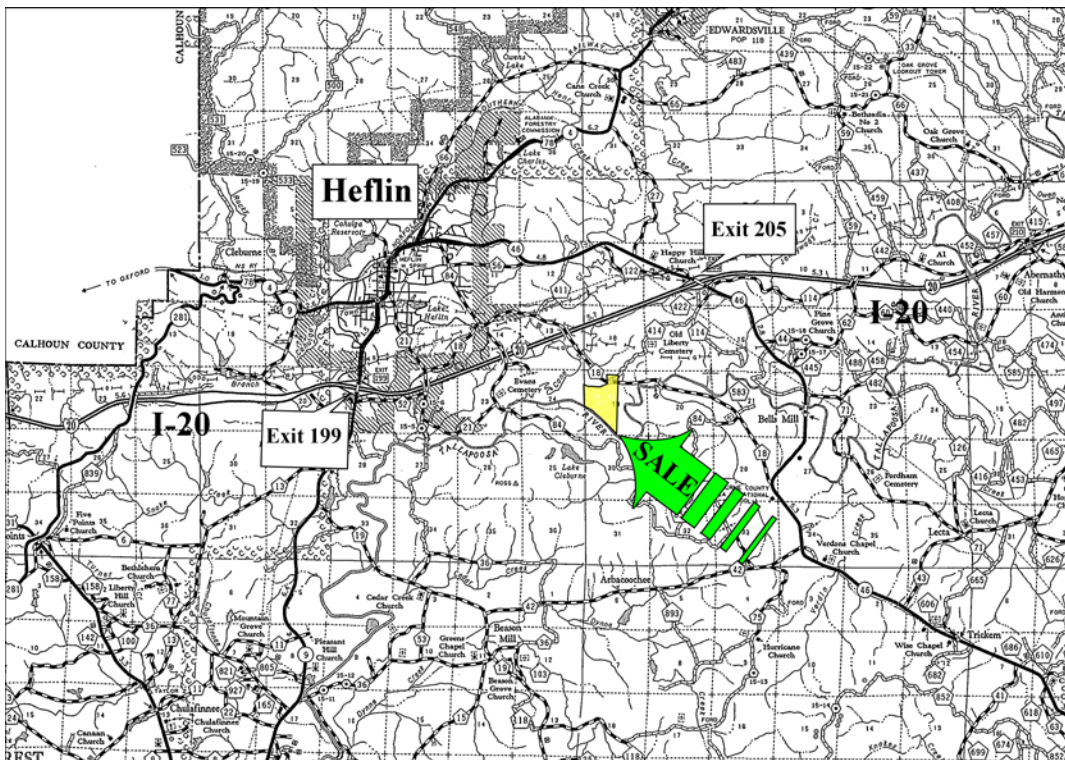
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located in southern Cleburne County about 4 miles from Heflin, Alabama
- About 10 minutes from I- 20 Exit # 199 (AL Hwy 9), less from Exit # 205
- Continuous frontage on Tallapoosa River for about 2,300 feet.
- Significant timber value (call for copy of a timber appraisal).
- Paved road frontage and power is available
- 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.

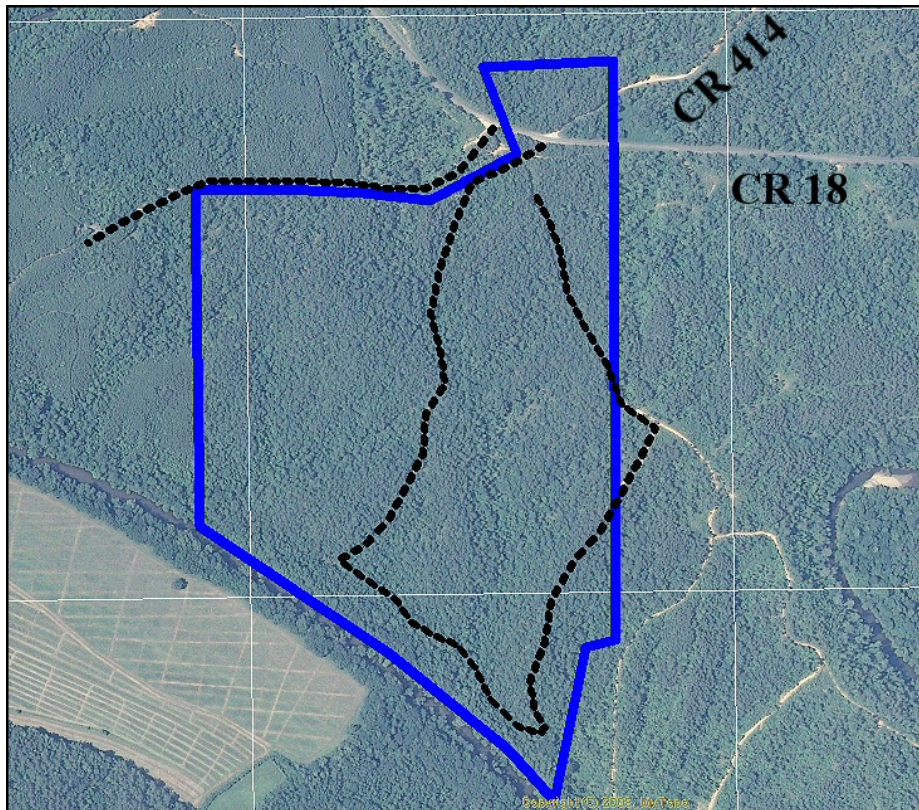


Directions from Birmingham: (10 minutes from I- 20 Exit 199 (AL Hwy 9) to the property)

From the intersection of Interstate 20 and Alabama Hwy 9 at Heflin (Exit # 199), go south on Alabama Hwy 9 (away from Heflin) for 2/10's of a mile and take a left onto New Harmony Road. Go 1.1 miles to Co Rd 863 (Perryman Bridge Road). Take a left (go over I-20) and go 3/10's of a mile to Co Rd 18 and take a right. Go 1.2 miles to Co Rd 84 (Evans Bridge Rd) and take a right. Go 500 feet and take a left to continue on Co Rd 18. Continue 2.5 miles to Co Rd 414 on the left. The entrance to the property is immediately on your right. Look for the Cyprus Partners signs. The gate is locked with a combination lock. 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.

Directions from Atlanta: (8 minutes from I-20 Exit 205 to the property)

From I-20 Exit 205 head south on Co Rd 49 for 1/10 of a mile and turn right onto Co Rd 114. Go half a mile and take a right onto Co Rd 414. Go 2.0 miles to Co Rd 18. The property entrance is immediately across the road on the south side of Co Rd 18. Look for the Cyprus Partners signs. The gate is locked with a combination lock. 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.



Aerial view



Looking downstream at the Tallapoosa River frontage





Frontage on County Road 18 and property entrance



The property has an excellent system of woods roads





The property has significant timber value – call for appraisal



A spring that flows out of the hills





A food plot in the bottom along the Tallapoosa River – I saw turkeys here



This woods road runs along the Tallapoosa River