

Chilton Co., AL

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www.cypruspartners.com

Reference # 218

More info at
205-870-5455

Land For Sale

130 acres +/-

\$390,000

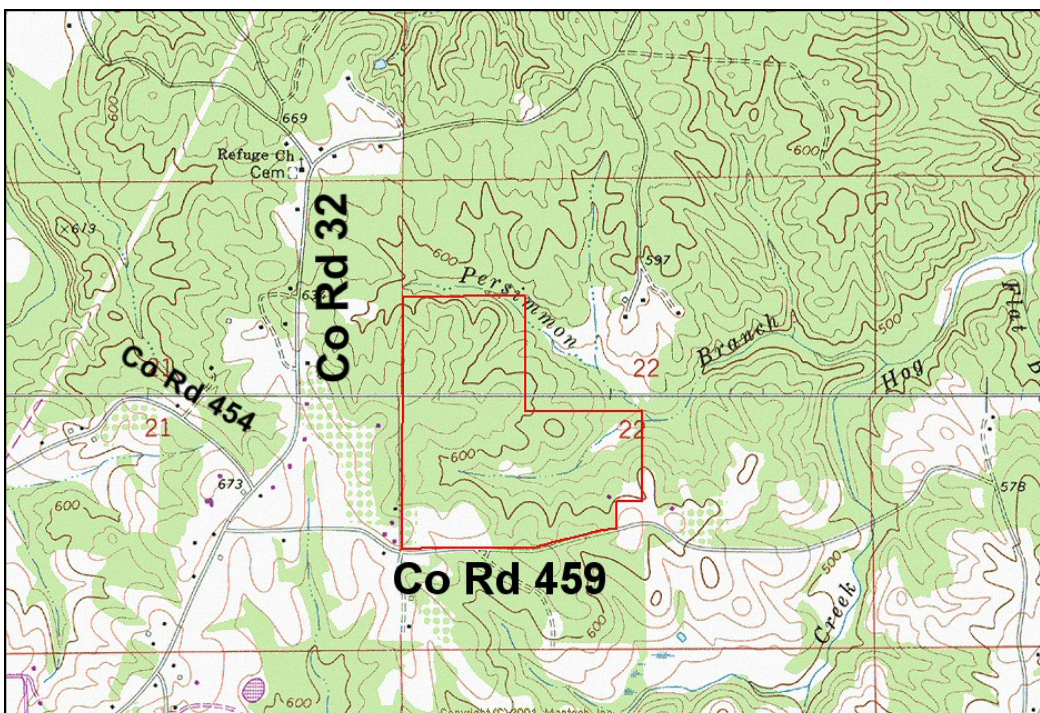
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located 3 miles east of Clanton, AL, and about 5 minutes east of Interstate 65, Exit # 208
- Property has almost ½ mile of frontage on a gravel, county maintained road
- Water and power available
- Excellent development potential, many good home sites, 45 minutes to Birmingham or Montgomery
- Valuable mature timber
- Excellent lake site – potential for 15 to 20 ac lake.

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

Exit I-65 at exit 208 and head east on Co Rd 28. Take your first left at Loves Truck stop and go to 'T' at Co Rd 32 and take a right. Go 2 ¼ miles to Co Rd 459 on the right. Take a right and go 1/3 mile to the west line of the property. The property will be continually on the left for almost ½ mile.



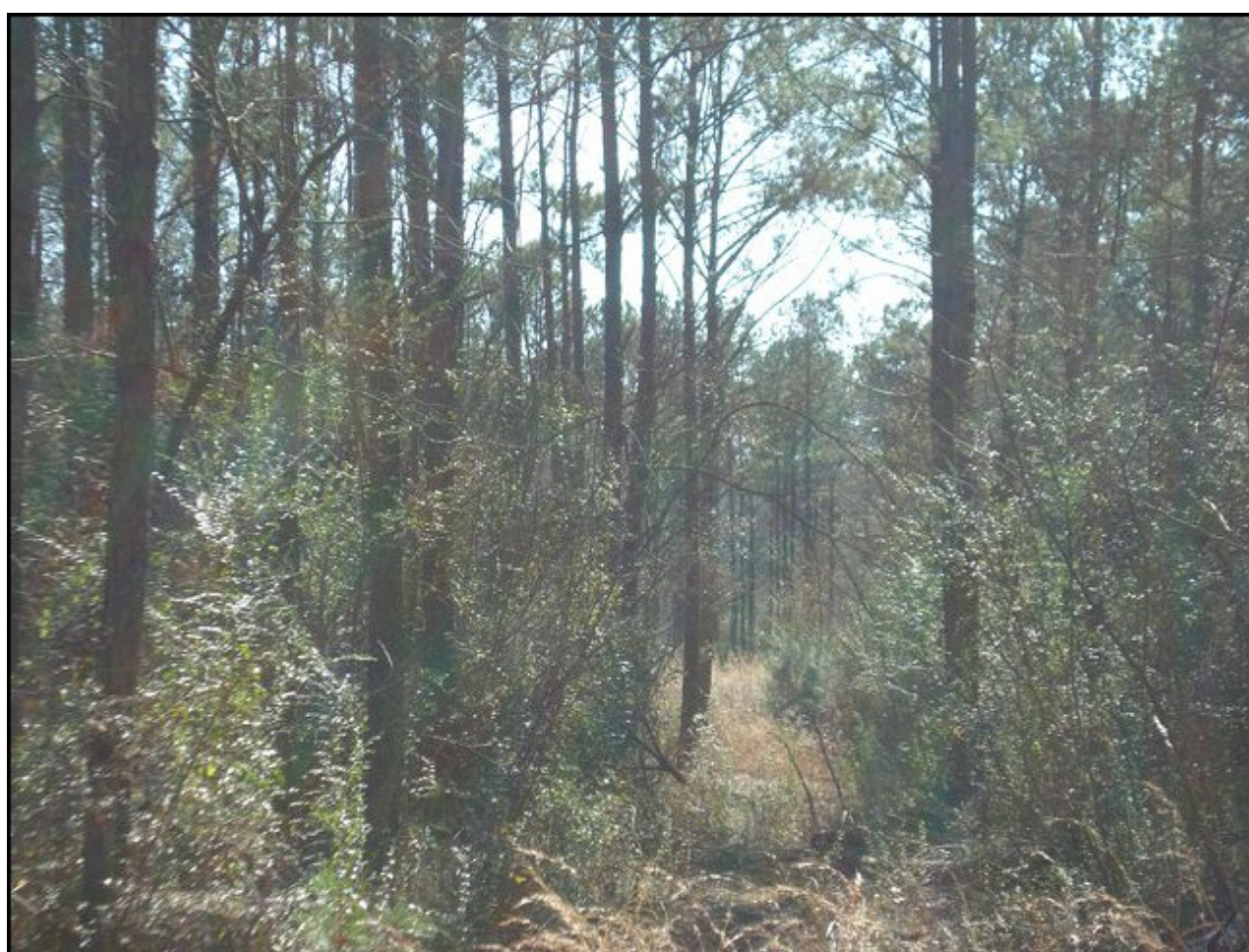
Aerial view



View along county road 459



An internal woods road



View of timber from an old woods road



Another view from the county road