

Chilton Co., AL

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Land For Sale

Exclusive Agent For Owner

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PARTNERS

Reference # 404

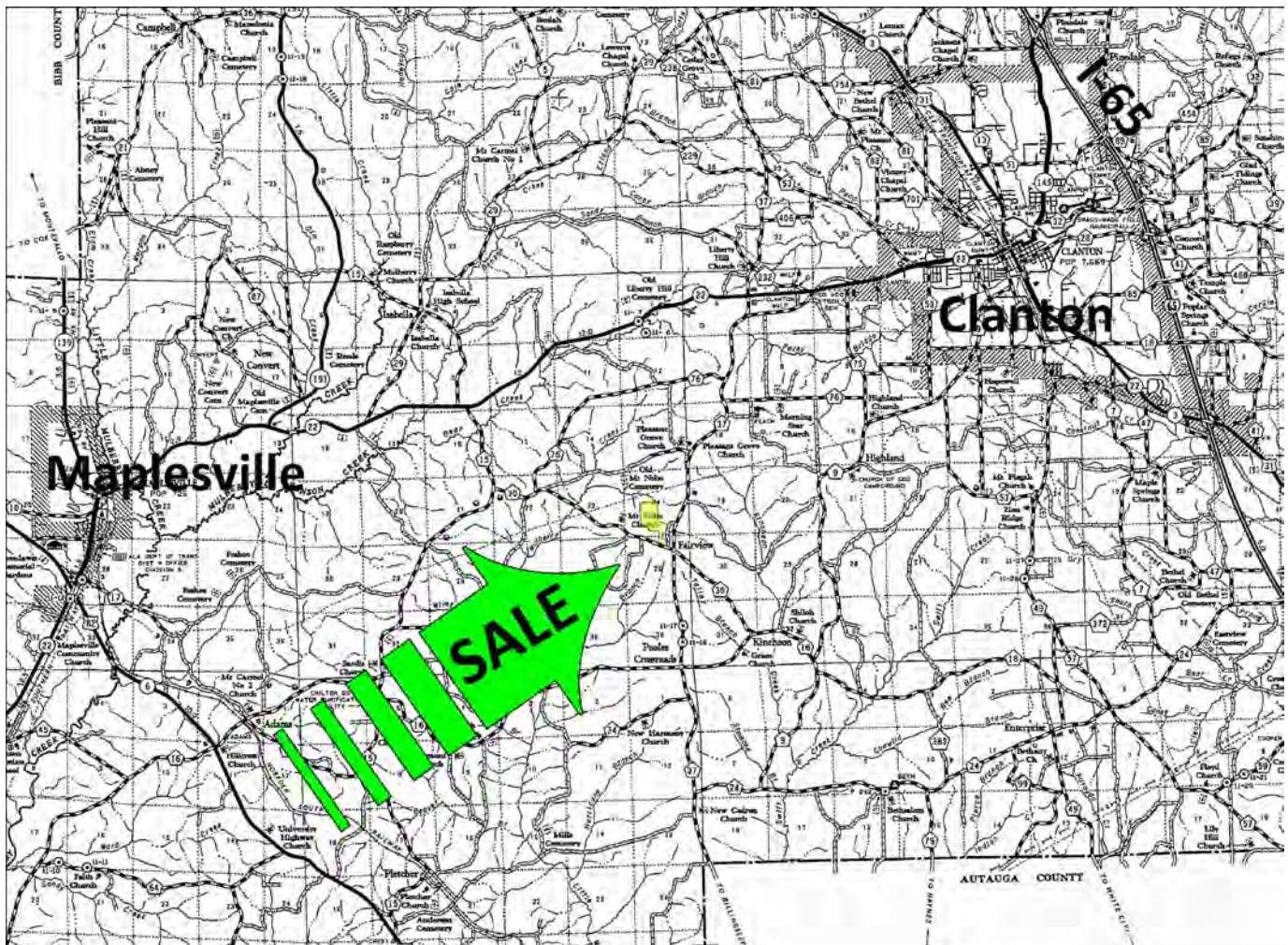
More info at
205-936-2160

83 acres +/-
\$153,550

P O Box 590045
Homewood, AL 35259

- Located in central Chilton County about 18 minutes from I-65 Exit # 212 (peach water tank exit), and about 8 ½ miles southwest from Clanton
- About 800 feet of frontage on paved Co Rd 30 and about ¼ mile of frontage on dirt Co Rd 363. No locked gates so you are welcome to look on your own or you can set up an appointment with the agent
- Several nice home sites
- Public water and power available
- About 40 acres used to be in a peach orchard and is now in rough pasture
- About 43 acres are cut over timberland (cut about 8 years ago)
- 800 feet of frontage on a small intermittent stream

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 the intersection of I-65 (Exit # 212) and AL Hwy 145 at Clanton (peach water tank exit): (18 minutes to the property)

From I-65 Exit # 212 go 3.2 miles south on AL Hwy 145 towards Clanton to 3rd Ave. N. Take a right and go 0.4 miles to U S Hwy 31. Take a right and go 1 block to AL Hwy 22. Take a left and go 4.1 miles to Co Rd 37. Take a left and go 3.9 miles to Co Rd 363. Take a right and go 0.3 miles to the property access road on the right. Look for the Cyprus Partners sign. There are no gates so you are welcome to look on your own (use topo map as a guide) or you can set up an appointment. The intersection of Co Rd 363 and the access road to the property is located at Lat: 32° 46' 42.7" N.; Lon: 86° 43' 22.7" W.

