

Coosa Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 414

More info at
205-936-2160

Land For Sale

458 acres +/-

\$767,150

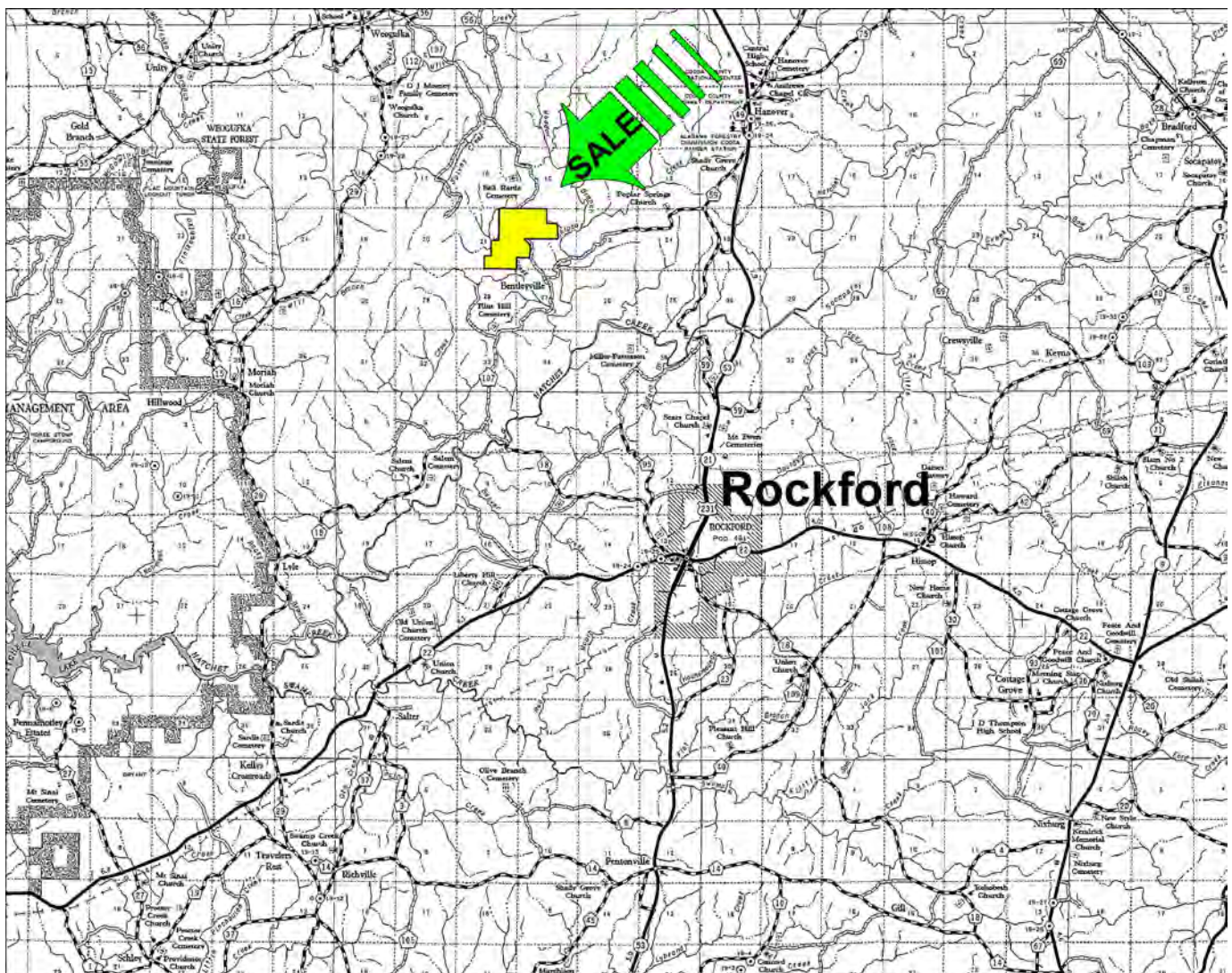
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located 5 miles (straight line) northwest of Rockford in northern Coosa County about 17 driving miles to U. S. Highway 280
- About 9/10 of a mile of frontage on dirt County Road 107
- About 1 mile of frontage on beautiful Jack Creek + almost 1 mile on several smaller creeks
- Fantastic, "turn-key ready" hunting: 63 sawtooth oaks, 9 planted wildlife food plots totaling about 9 acres, 6 commercial shooting houses (enclosed & elevated)
- Extensive and high-quality internal road network. Good ditches, turnouts & culverts plus a perfect, shallow & hard-bottom crossing on Jack Creek
- About 83 acres of planted longleaf pines 6 to 9 years of age. Another 33 acres of partial cut or clear-cut timber
- About 333 acres of beautiful, mature hardwood timber, some over 50 years of age
- No public water. Electric power touches the northwest corner

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 U. S. Highway 280 and U. S. Hwy 231 in Sylacauga: (30 minutes to the property)

Take U S Hwy 231 south toward Rockford for 11.6 miles. Take a right on Co Rd 59 and go 1.2 miles. Take a right onto Co Rd 34 and go 3.3 miles (about half way to the next turn this road will turn from a paved surface to a dirt surface). Co Rd 34 will “T” with Co R 107 right in front of an old barn. Take a right on Co Rd 107 and go 0.5 miles to the south line of the property (property on the left). Look for the Cyprus Partners sign. There are five roads off of Co Rd 107 into the property. These are gated so call the agent for the combo. You are welcome to look on your own (download the brochure from the web site and use the topo map and aerial photo as a guide) or you can set up an appointment with the agent. The intersection of the south line and County Road 107 is located at Lat: 32° 57’ 41.8” N.; Lon: 86° 15’ 49.2” W.

