

# Talladega Co., AL

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Reference #415

More info at  
205-500-0437

## Land For Sale

### 118 AC +/-

### \$188,000

Exclusive Agent For Owner

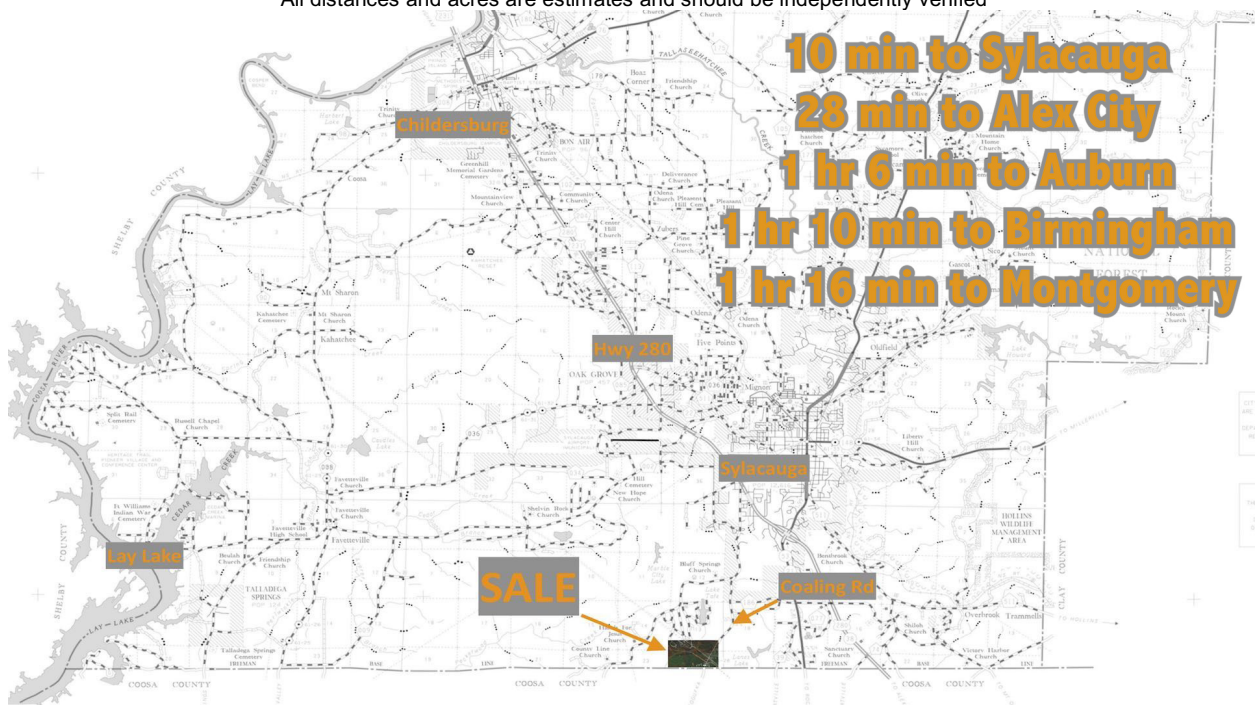
**CYPRUS**  
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P O Box 43633  
Birmingham, AL 35243

### Timberland with Creek + Excellent Homesite and Development Potential

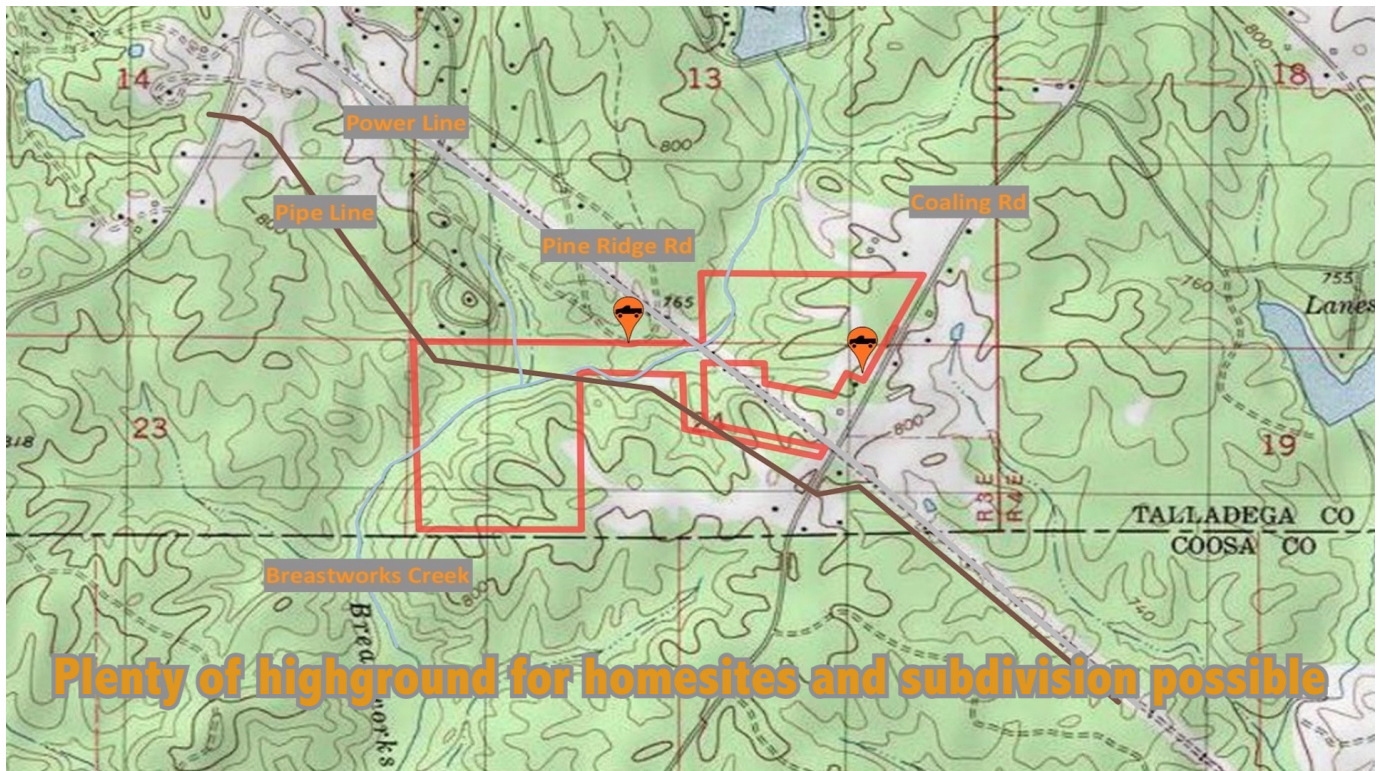
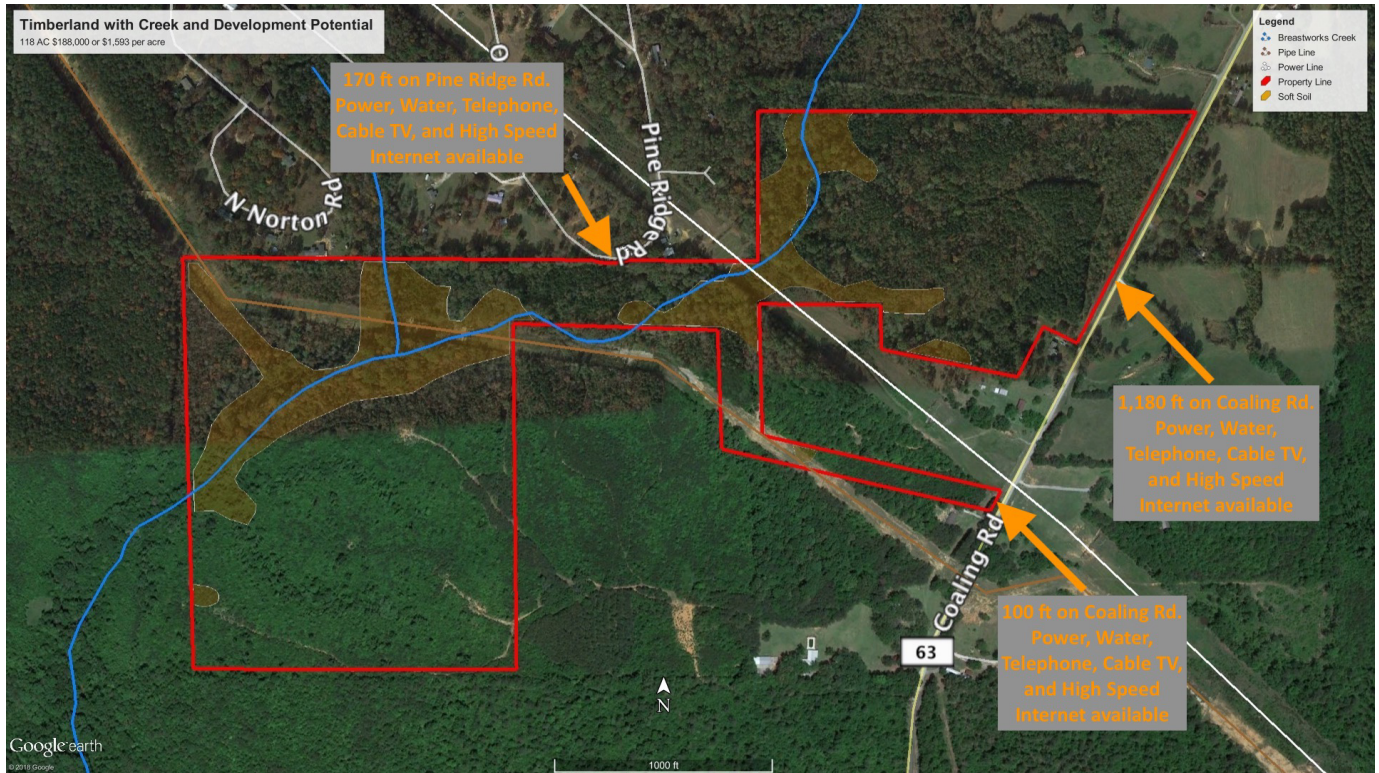
- Situated in a great un-incorporated part of the county only 5 min south of U.S. 280 and Sylacauga, AL.
- 3/4 mile frontage on Breastworks Creek with combination pebble and sand bottom.
- Paved County Road access: 1180' on Coaling Rd + additional 100' on Coaling Rd, and 170' on Pine Ridge Rd.
- Utilities available at the road: Power, City Water, Charter Cable TV/ High Speed Internet, and Telephone.
- Timberland only with no improvements or structures.
- 200' wide transmission line easement crosses property for a distance of 300' and 100' wide pipeline easement crosses property for a distance of 2000'.
- Timber is 87 ac natural regeneration and 25 ac hardwood.
- Topography is mostly rolling with 2 to 15 percent slopes, 95 ac high ground, and 24 ac bottom land.
- Soils maintain average fertility and the site index for Loblolly is average 70.
- Irregular shaped lot with 3 access points, all with paved county road frontage, and access to utilities.
- Surrounding area is residential, timberland, ag land, and rural.
- Paved County Road frontage, access to utilities including Cable TV/ Broadband, and plenty of high ground make this a good tract for development, mini-farm, homesite/ estate, hunting, recreation, or timber investment.

\*All distances and acres are estimates and should be independently verified





Directions from Hwy 280 to approximate property address 4100 Coaling Rd Sylacauga, AL 35151: 1) Head southeast on Hwy 280. 2) Turn right onto Coosa St. 3) Turn left on Coaling Rd 4) Continue on Coaling Rd for 3.5 miles. 5) The sale property is on the right. Look for the sign. Travel time: 5 min. Distance: 3.6 mi. 6) North access at approximate address: 751 Pine Ridge Rd.



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.