

Macon Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 432

More info at
205-936-2160

Land For Sale

212 acres +/-

\$286,200

Exclusive Agent For Owner

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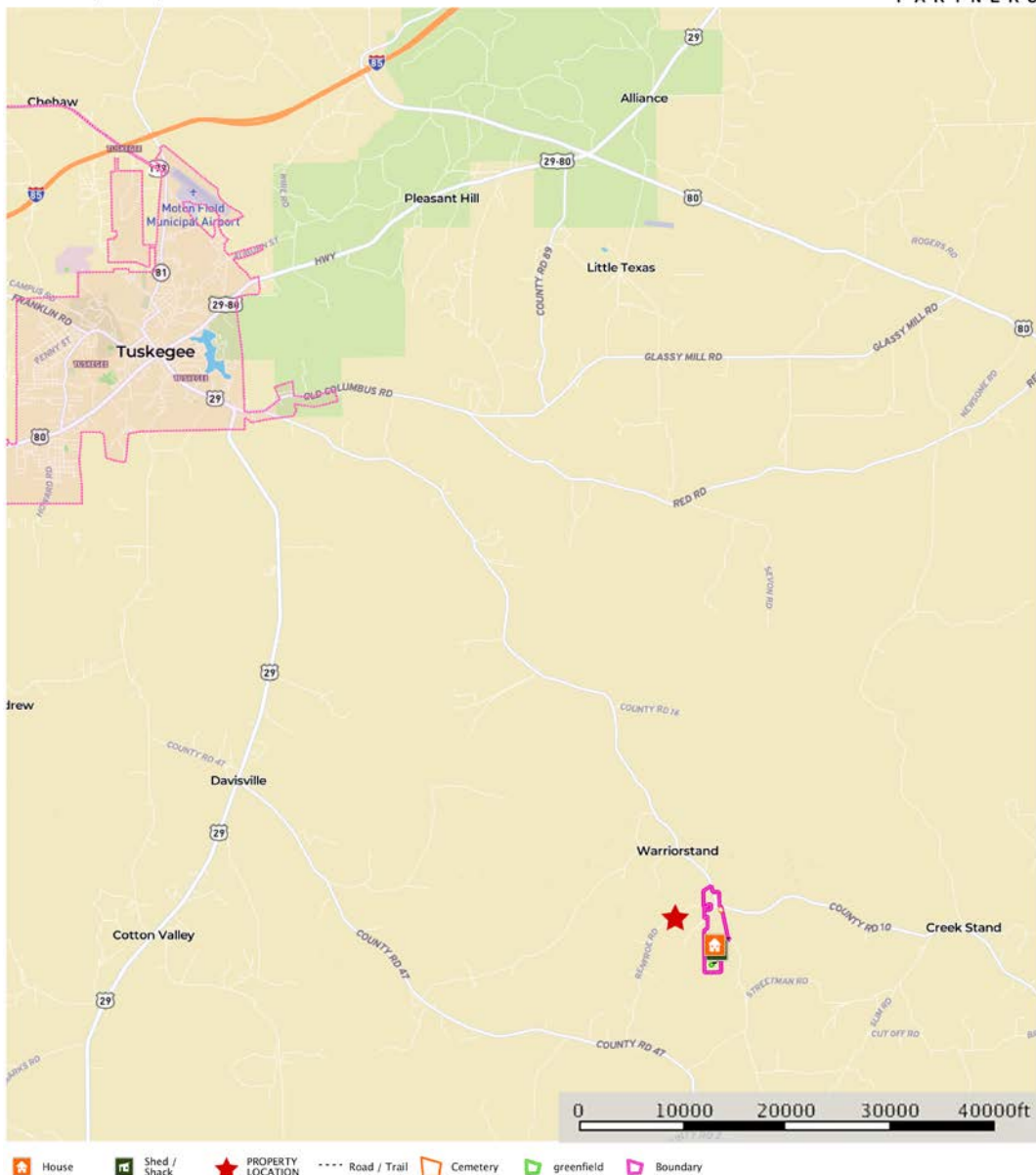
P O Box 590045
Homewood, AL 35259

- Located in southeast Macon County about 15 miles from Tuskegee
- About 1 mile of paved county road frontage + good internal road system
- Good neighborhood with mostly small brick-frame homes
- Old farm house abandoned for 10 years would make great hunting camp. 3 BR, 3 brick chimneys and 4 fireboxes. Needs repairs and good cleaning but frame is good. Beautiful very large pecan trees and oaks surround the house.
- Additional "sharecropper" house with 3 brick chimneys currently used as hunt camp
- Excellent hunting habitat. Deer, turkey and wild hogs are present
- Two small ponds on the property
- Land cover is a mix of open rough fields (40 ac), brush (wild plum, broom sage), pine savannahs (mostly shortleaf pine) and hardwood timber in the draws. Many scattered big pasture oaks and pines present
- A 1997 aerial photo indicates the property was about ½ pasture at that time. We estimate an additional 50 to 60 acres could be reclaimed to fields just by burning, spraying & bush hogging

All distances and acres are estimates and should be independently verified

map_location_cole
Alabama, AC +/-

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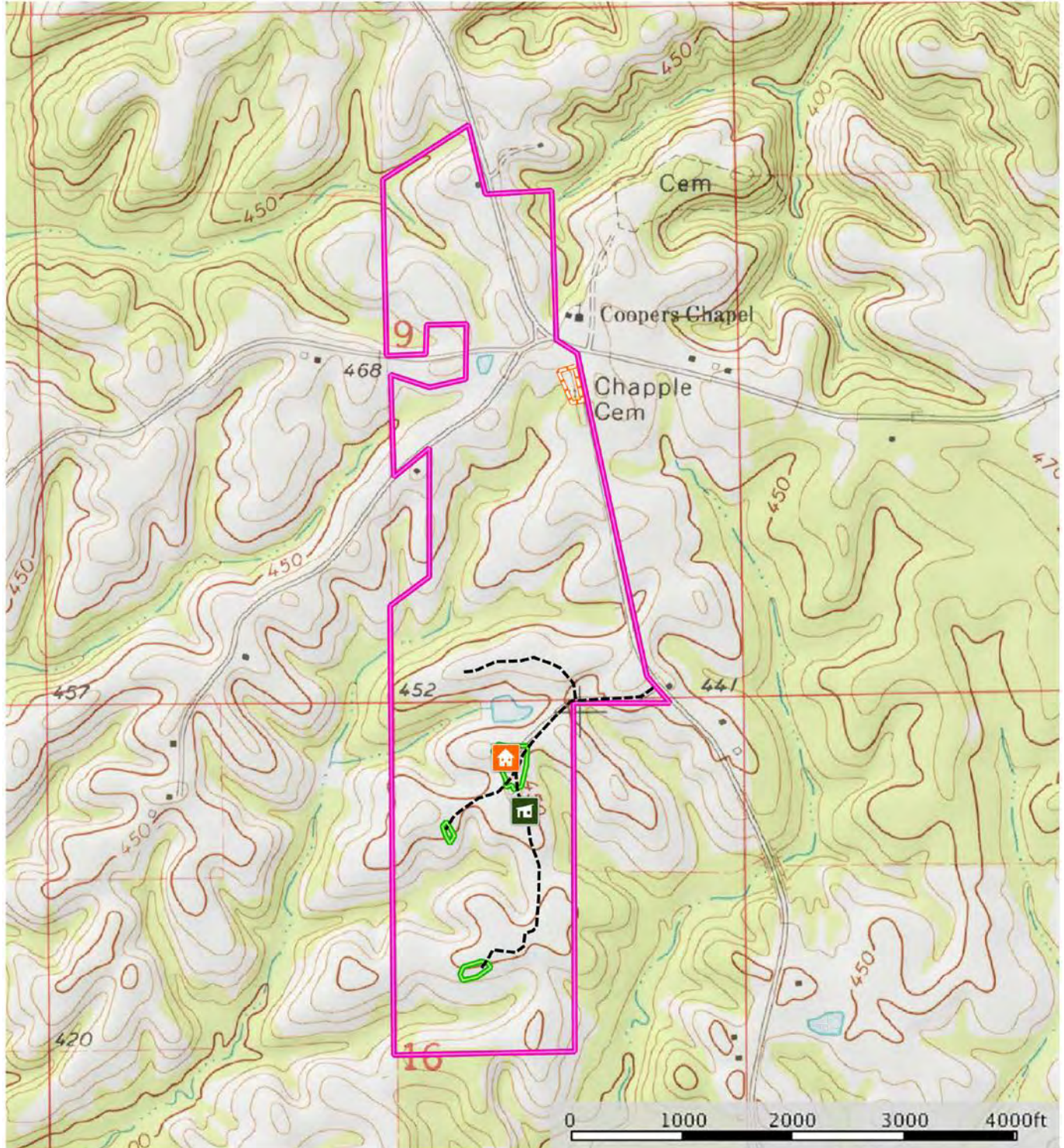


Directions from the intersection of I-65 and I-85 in Montgomery: (57 minutes to the property)

Take I-85 east toward Atlanta for 32.0 miles and take I-85 Exit # 32. At the end of the ramp, take a right on AL Hwy 49 toward Tuskegee. Go 3/10 of a mile and bear left onto County Road 51. Go 4.7 miles to U S Hwy 80. Take a left and go 2.9 miles (to downtown Tuskegee and the Macon County courthouse square) and take a right on U S Hwy 29. Go 1.4 miles and take a left on County Road 26. Go 0.5 miles and take a right onto County Road 10. Go 11.5 miles to County Road 5. Take a right and go 0.5 miles to the entrance gate to the property on the right. Look for the Cyprus Partners sign. The gate is locked. You are welcome to look on your own (call agent for gate combo & 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 gate is located at Lat: 32° 17' 31.3" N.; Lon: 85° 32' 22.4" W.

map_topo_cole
Alabama, AC +/-

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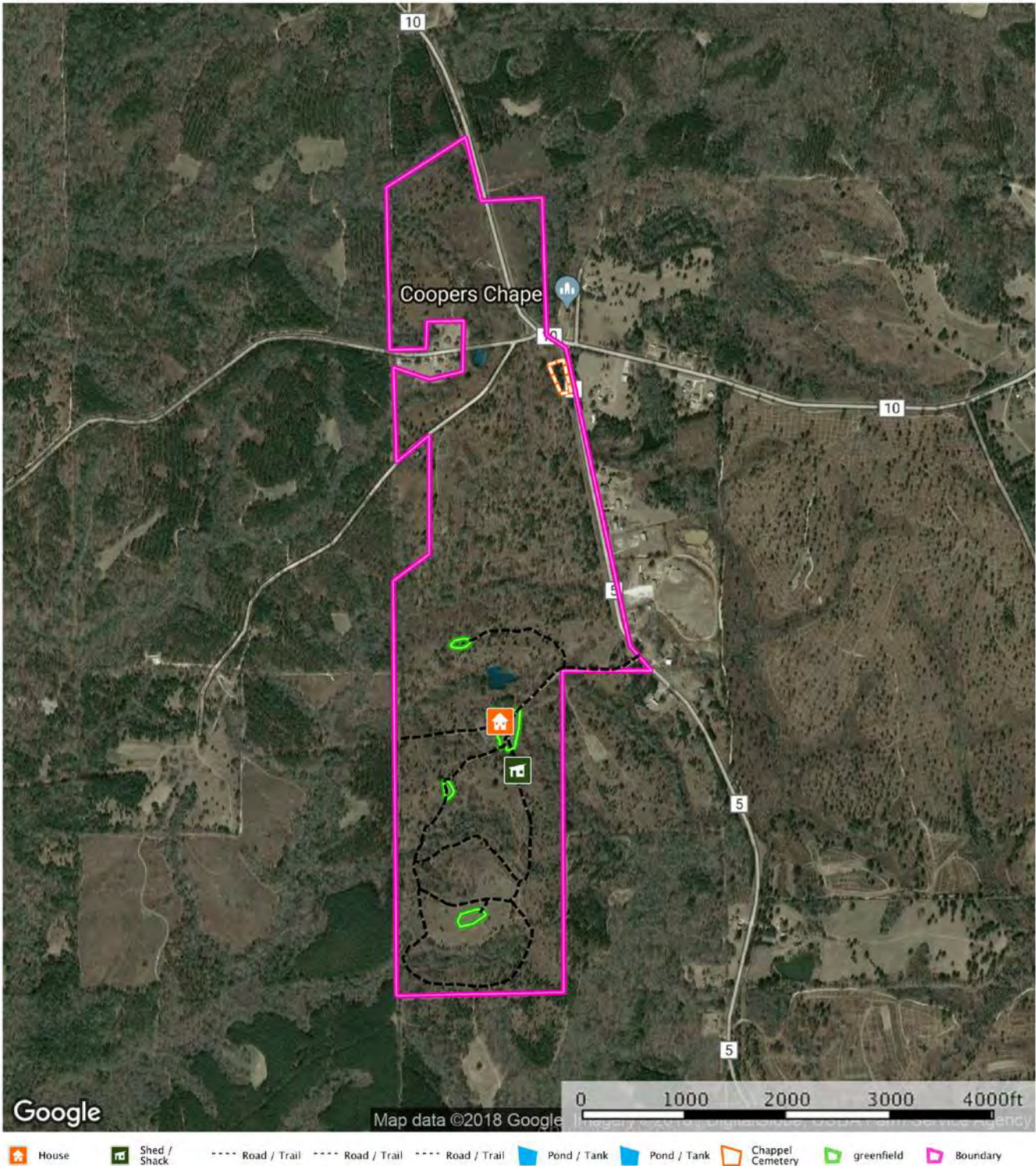


House Shed / Shack Road / Trail Cemetery greenfield Boundary

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