

# Chilton Co., AL

**SEE PHOTOS**  
[www.cypruspartners.com](http://www.cypruspartners.com)

Reference # 438

More info at  
205-936-2160

## Land For Sale

### 64 acres +/-

### \$178,192

Exclusive Agent For Owner

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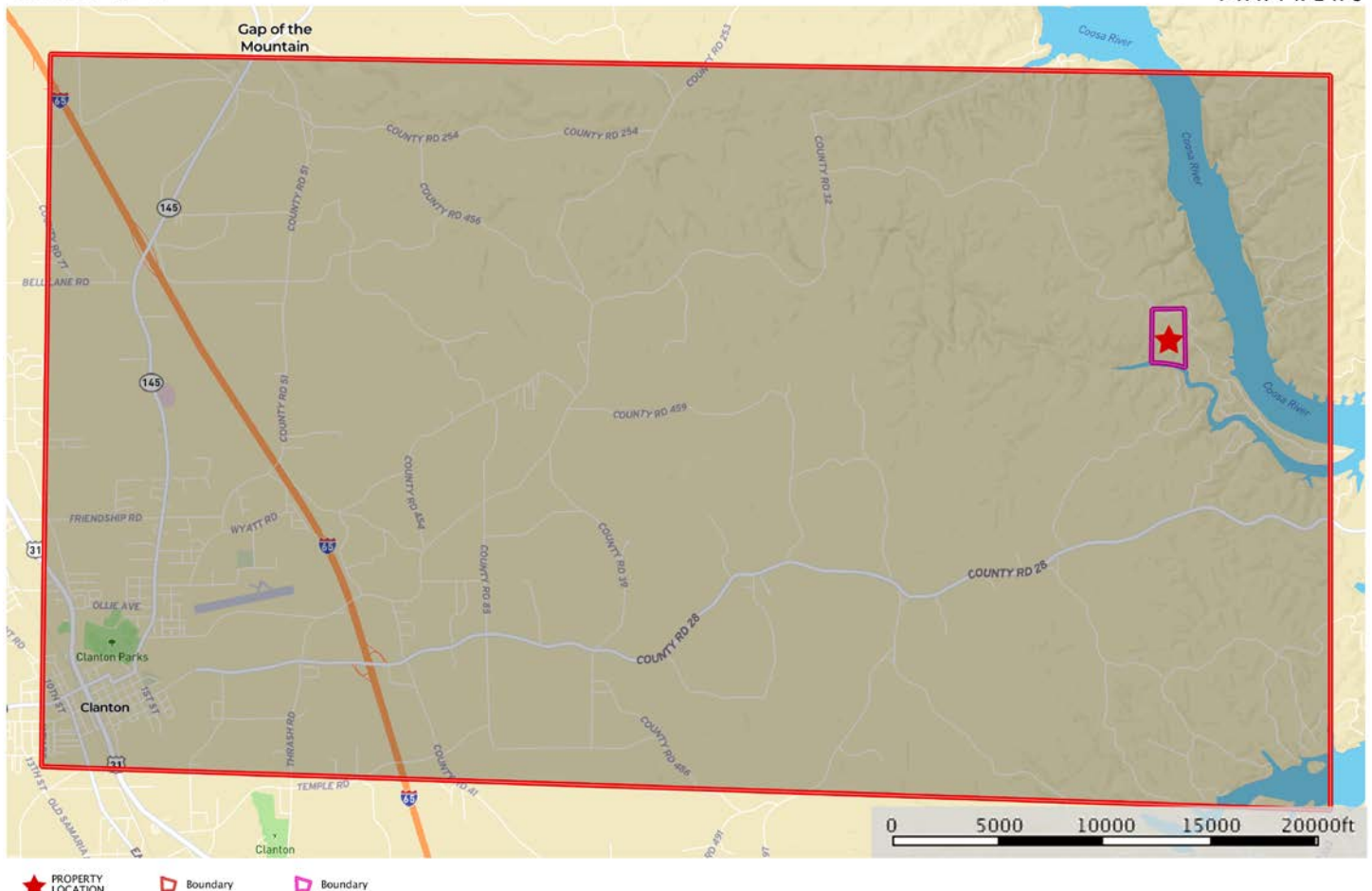
P O Box 590045  
Homewood, AL 35259

- Located 8 miles NE of Clanton and about 17 minutes from I-65 Exit # 205. About 1 hour south of Birmingham and 1 hour north of Montgomery
- About 1,300 feet of frontage on dirt county road # 264. Public water. The nearest power is about 500' from the southwest corner on private property
- Beautiful undeveloped lake-front home site on the southeast corner
- Property has 1,322 feet on Mitchell Lake (Walnut Creek) with boat-able access from the Coosa River about 2.0 miles away by water
- Mitchell Lake is known for its stable water levels (unlike other Alabama Power impoundments in Alabama)
- A full service marina (Lake Mitchell Marina) is located about 26 minutes away by road (about 2 miles by boat)
- The timber is 38 acres of young longleaf pine and the balance in beautiful mature hardwood timber along the waterfront and drains
- Access is on a private, exclusive-use road. Gate is locked so call agent for combo

All distances and acres are estimates and should be independently verified

map\_location\_fit64  
Alabama, AC +/-

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Tom Brickman  
P: 205-936-2160 [www.cypruspartners.com](http://www.cypruspartners.com)

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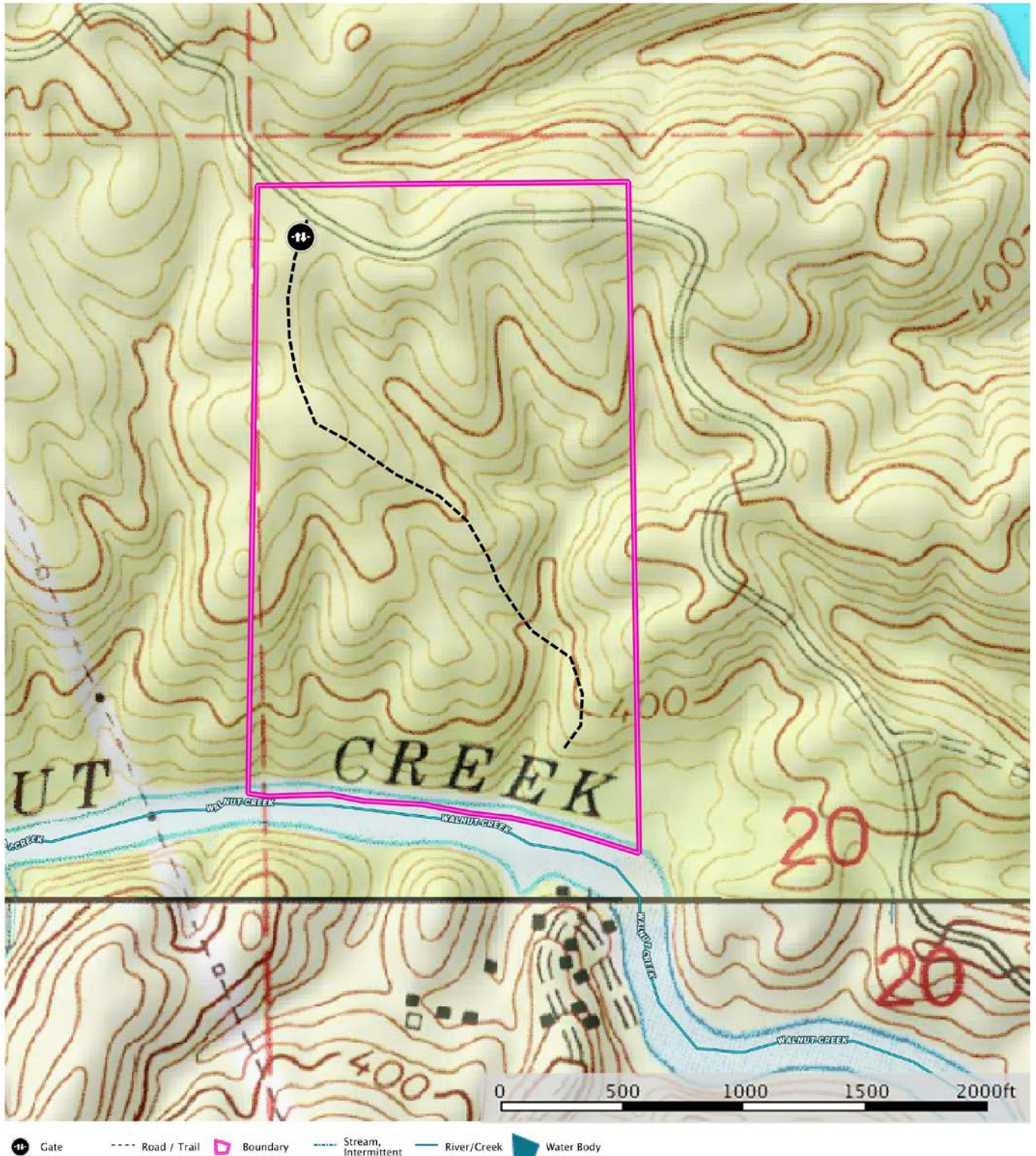


Directions from I-65 Exit # 205 at Clanton (14 minutes to the property)

Take Chilton County Road # 28 east (toward Mitchell Lake) and go 0.8 miles. Take a left on to County Road # 85 and go 1.0 mile. Take a right on County Road # 32 and go 4.6 miles. Take a right on to County Road # 264 and go 3.5 miles to the property entrance and gate on the right. Look for the Cyprus Partners sign. The gate is locked so call the agent for access instructions. Once you pass through the gate it is about 4/10 mile on a new dirt road to the turn-around near the water. 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 gate is located at Lat: 32°- 52' – 53.27" N.; Lon: 86°- 29' – 36.21" W.

map\_topo\_fitz64  
Alabama, AC +/-

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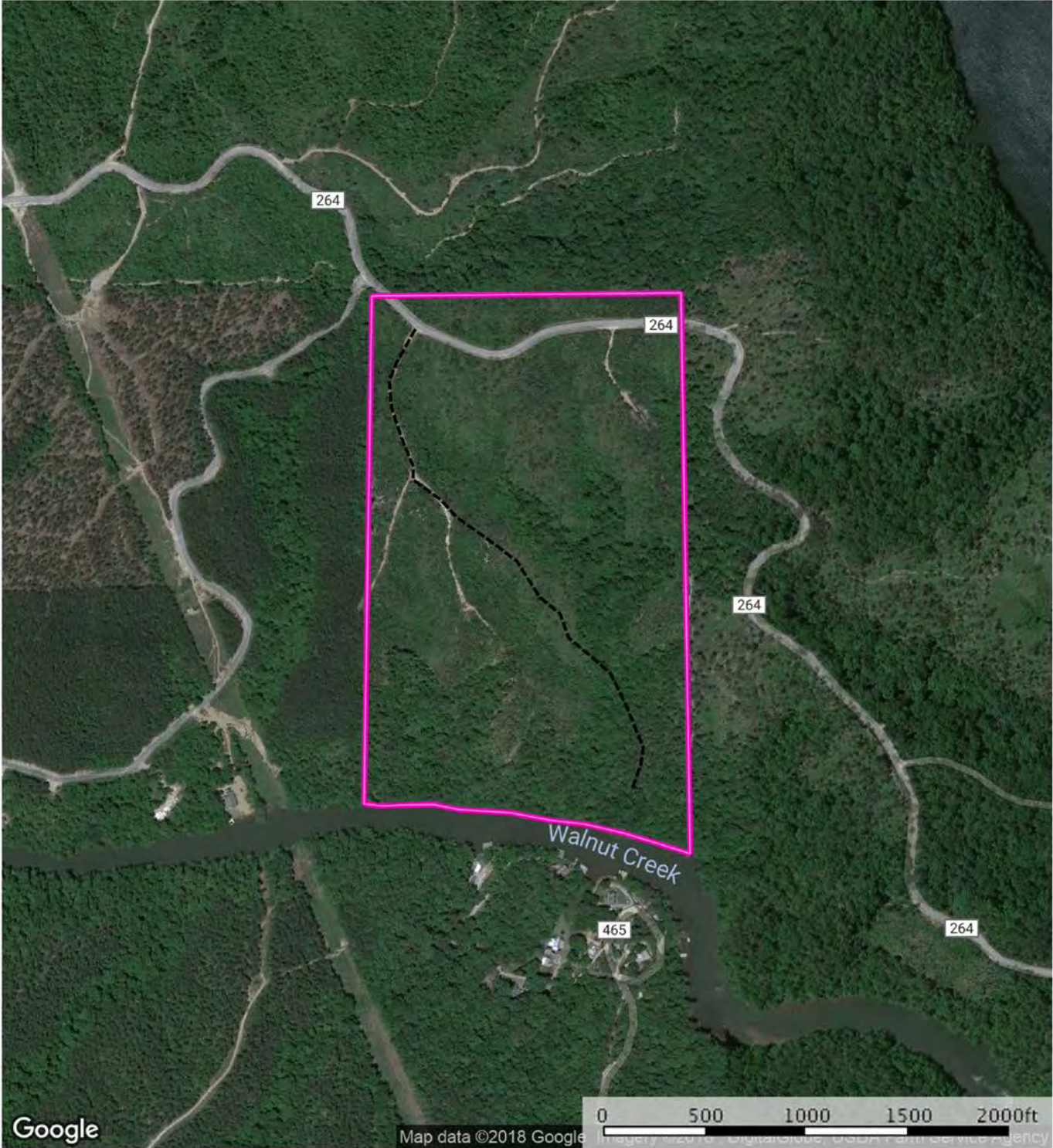



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--- Road / Trail     Boundary