

Talladega Co., AL

SEE PHOTOS
ON WEB:

www.spencemaynor.land/63ac

Reference #415-C

Contact Spence for info:

205-500-0437

Lot For Sale
+/- 63 AC
\$88,500

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

ROAD ACCESS: +/- 170 ft on Pine Ridge Road, a paved public road.

UTILITIES: Pwr, Wtr, Tel, Charter Spectrum CATV and Hi-Speed Internet.

WATERFRONT: Breastworks Creek flows through the property for 2000 ft.

EASEMENTS: Pipeline easement (Width 100 ft, Length +/- 1,525 ft, Area +/- 3 AC).

RESTRICTIONS: Restrictions apply within the pipeline easement boundary.

TIMBER: Harvested approximately 15 years ago.

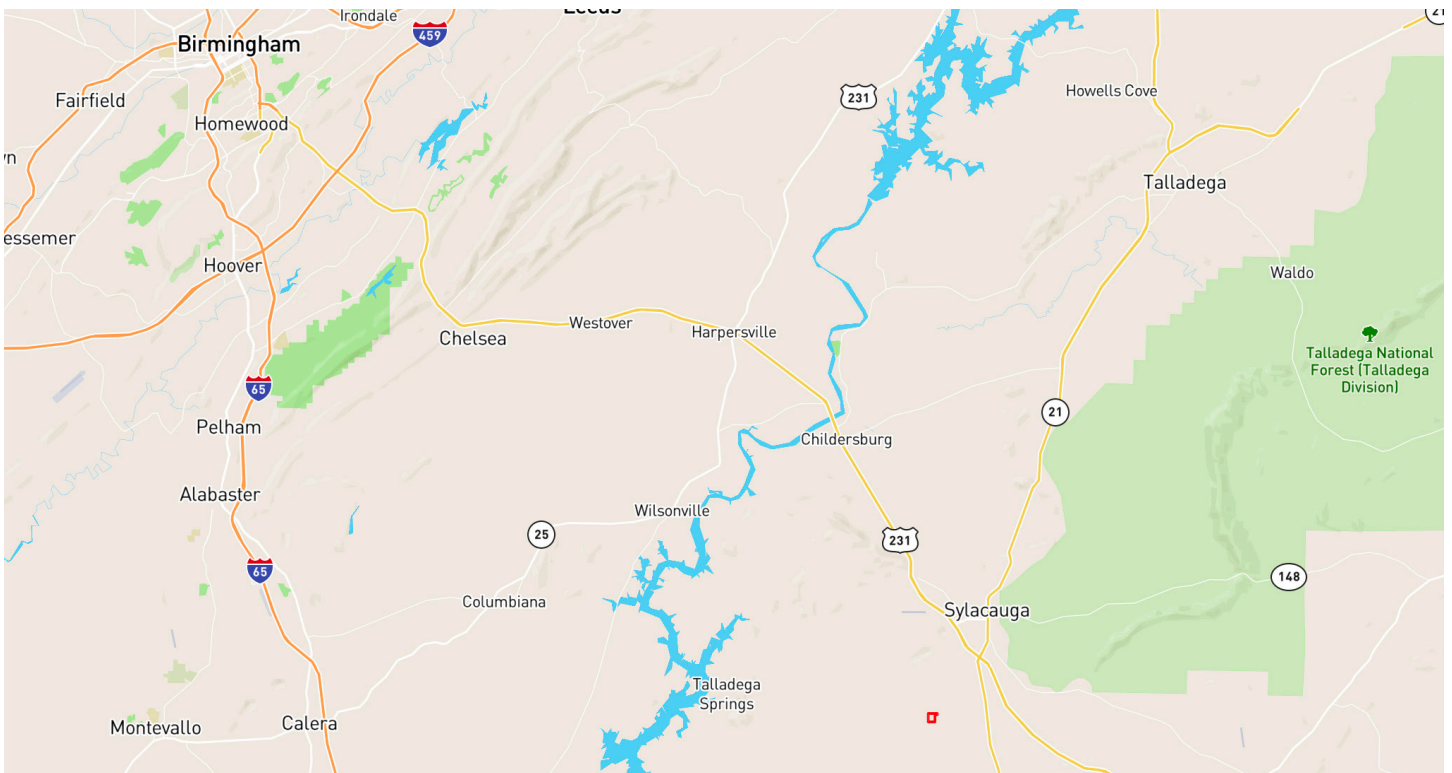
TOPOGRAPHY: Hilly.

SOILS: Tallapoosa-Tatum Association 40 AC, Melvin Silt Loam 15 AC, Masada Slaty Loam 4 AC, Tatum Slaty Loam 4 AC.

BEST USE: Homestead, Timber investment, Hunting.

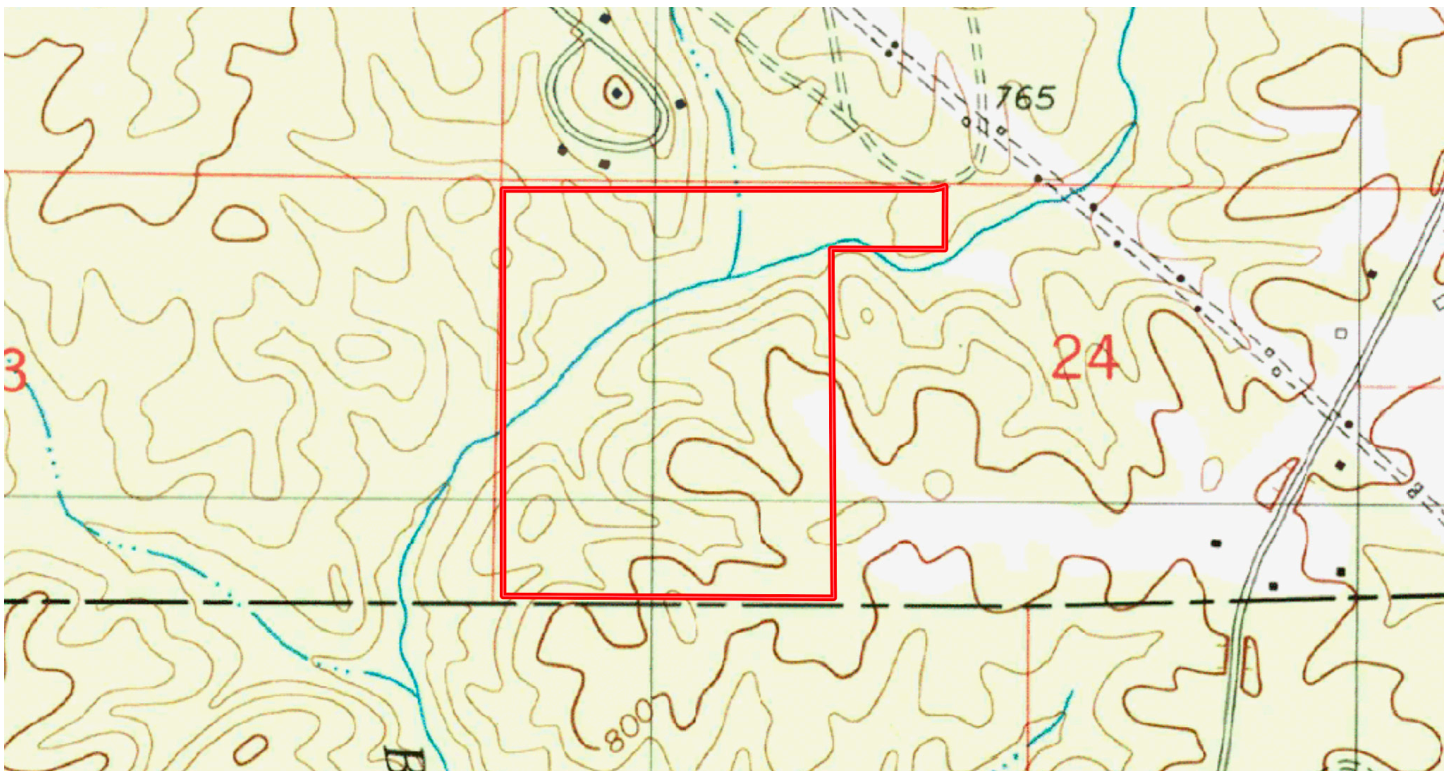
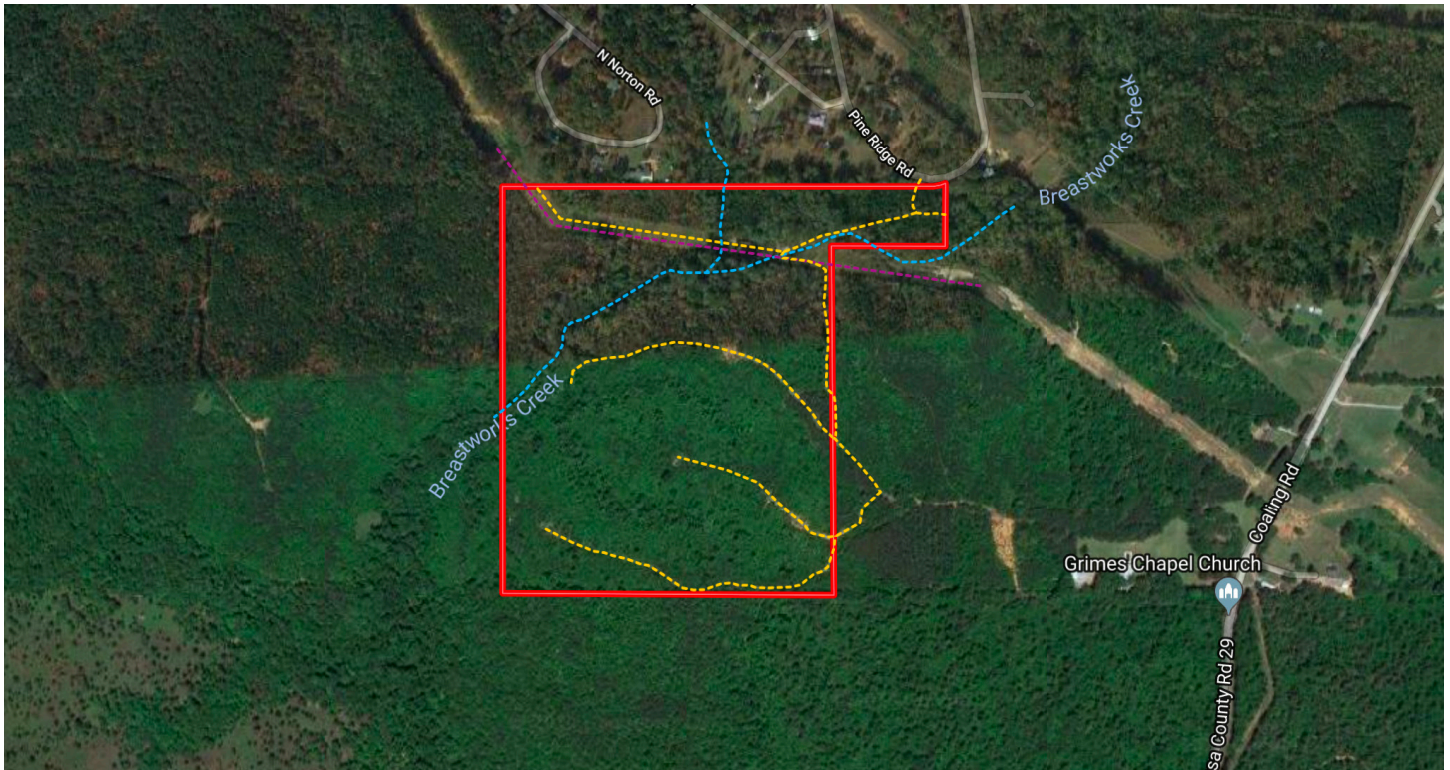
SURROUNDING AREA: Subdivision, Coaling Rd, Large blocks of timberland.

AMENITIES: Access to paved road frontage and utilities. Charter Spectrum CATV and Hi-Speed Internet available. Timber investment potential. Creek frontage. Adjacent to large blocks of undeveloped land, which provides backup for the wildlife. Gas pipeline provides a great location for hunting.



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

Directions from US-280: 1) Turn onto Coosa Street and head toward Pine Crest School. **2)** At the three way stop turn Left onto Coaling road and travel 1.8 mi. **3)** Turn Right onto New County Line Road and travel 1.4 mi. **4)** Turn Left onto Lake Tate Road and travel 0.3 mi. **5)** Turn Right onto Pine Ridge Road and travel 0.8 mi. **6)** Continue on Pine Ridge Road past the power company transmission lines. **7)** The property is on the left. Look for pink flagging indicating +/- 170 ft road frontage.



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.