

Talladega., AL

SEE PHOTOS
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Reference # 430

More info at
205-936-2160

Land For Sale
114.3 acres +/-
\$197,167

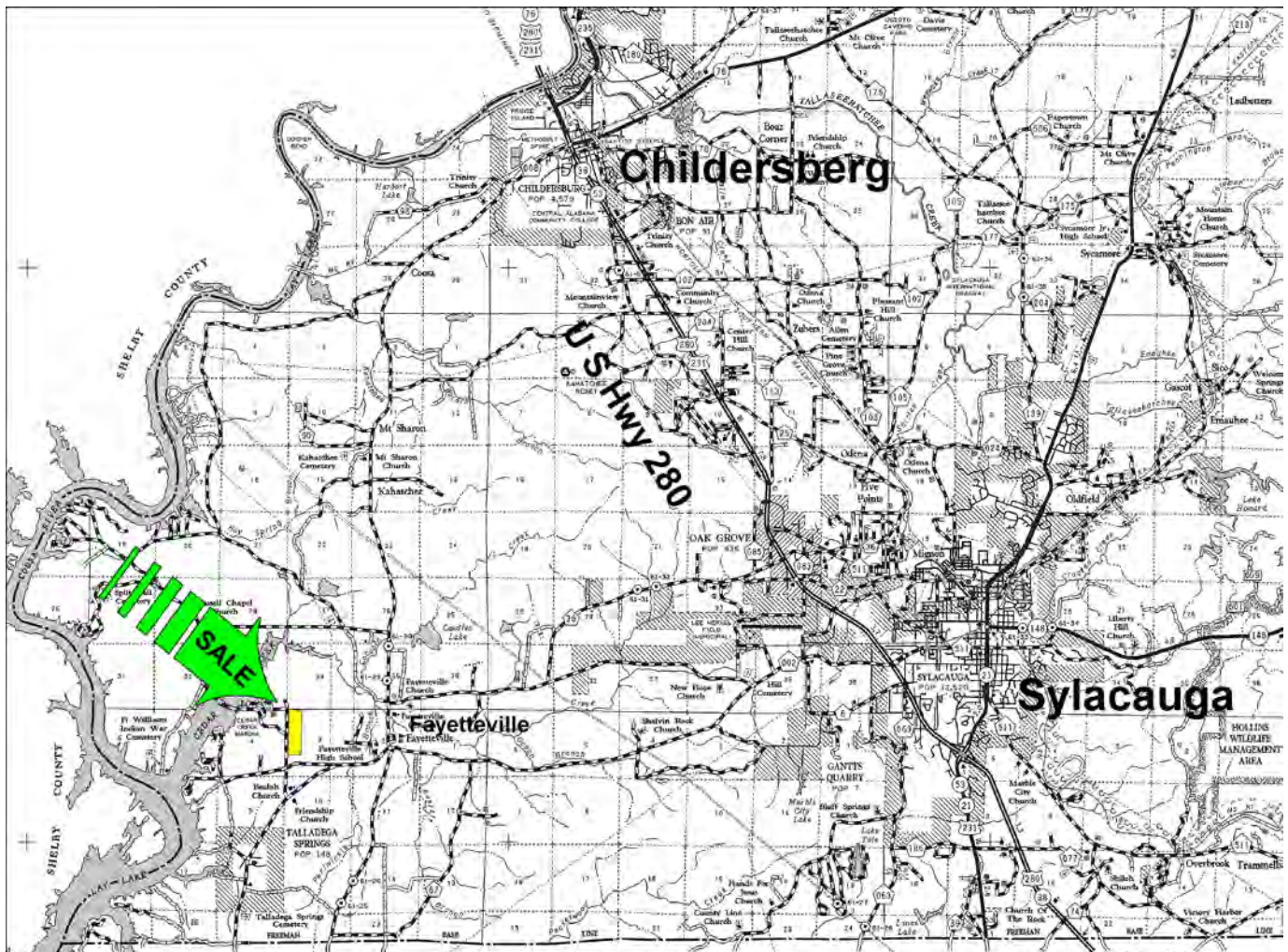
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Jim Nabors (Gomer on Andy Griffith TV show) owned this property and is offered for sale by his estate
- Located in southern Talladega County, 2 miles west of Fayetteville and about 10 driving miles to U. S. Highway 280 at Sylacauga
- About 3/4 of a mile of frontage on paved county roads + great internal road system
- Great neighborhood. Property is located about 1 mile from the front gate to Farm Links Golf Course, spa and the Orvis Shooting Grounds.
- Easy access to Lay Lake (Coosa River) which is less than a mile to the west
- Beautiful views and great home sites along the ridge that runs the length of the property.
- Water & Power available from the paved road
- Property is fenced on 3 sides with galvanized wire mesh
- Valuable timber. About 103 acres of planted pines about 18 years of age

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 I-459 in Birmingham: (53 minutes to the property)

Take U S Hwy 280 east toward Sylacauga for 28.0 miles (you'll cross over the Coosa River into Childersburg). Take a right on Co Rd 8 (which is about 9/10 mile from the Coosa River bridge) and go 10.7 miles to Fayetteville (Big Daddy's Chevron is on the left). Take a right on Talladega Springs Road and go 0.9 miles and bear right at the "Y" onto 7 Sweet Gums Rd. Go 0.8 miles and take a right on to Cedar Creek Road. Go 0.5 miles and take a right on Cedar Creek Drive. Go 0.1 miles to the entrance gate to the property. Look for the Cyprus Partners sign. The gates are not locked. 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: 33° 08' 55.9" N.; Lon: 86° 25' 56.7" W.

