

Chilton Co., AL

SEE PHOTOS
ON WEB:

www.spencemaynor.land/74ac

Reference #448

Contact Spence for info:

205-500-0437

LAND FOR SALE

74 AC +/-

\$137,000

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

ROAD ACCESS: 600 ft on CR 76 (paved, public) & 2500 ft on CR 417 (dirt, public).

UTILITIES: Pwr, City Wtr, Tel, Strong cell coverage.

WATERFRONT: Streams & Springs.

IMPROVEMENTS: Planted pine, Fire lanes, 2 Gates.

TIMBER: +/- 25 AC Hardwood [Good growing stock, Cut now for pulp wood & a few logs]

+/- 15 AC Planted pine [Age 20 yrs, Needs a thinning]

+/- 30 AC Clear-cut [Apply herbicide, Burn, and re-plant]

TOPOGRAPHY: Level to rolling, 2 to 15 percent slopes.

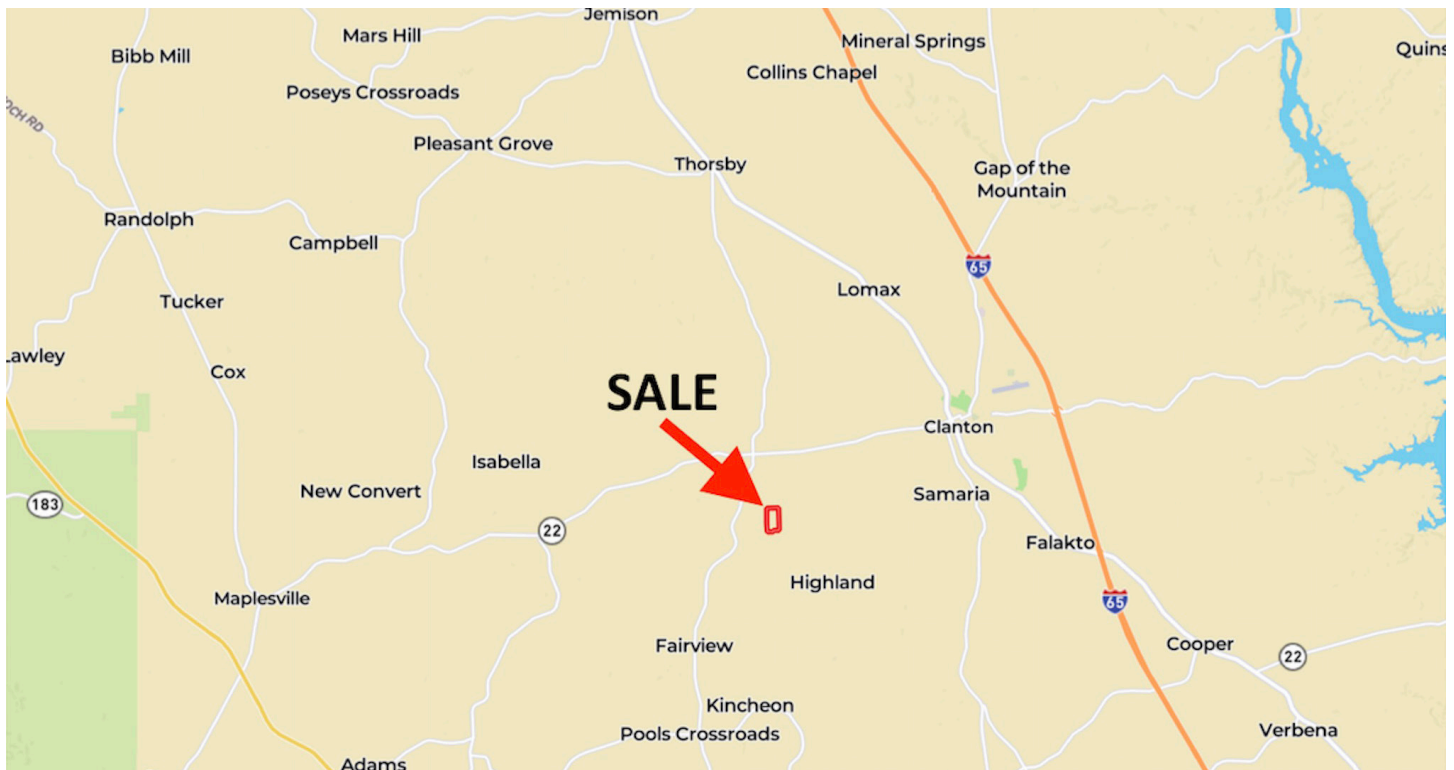
SOILS: 3.4 Capability average; Suitable for Timberland, Pasture, and Wildlife.

LOT DESCRIPTION: Rectangle shape, less and except +/- 2 AC cemetery in southeast corner. Southwest corner is located at the intersection of CO RD 76 & CO RD 417.

CURRENT USE: Timberland.

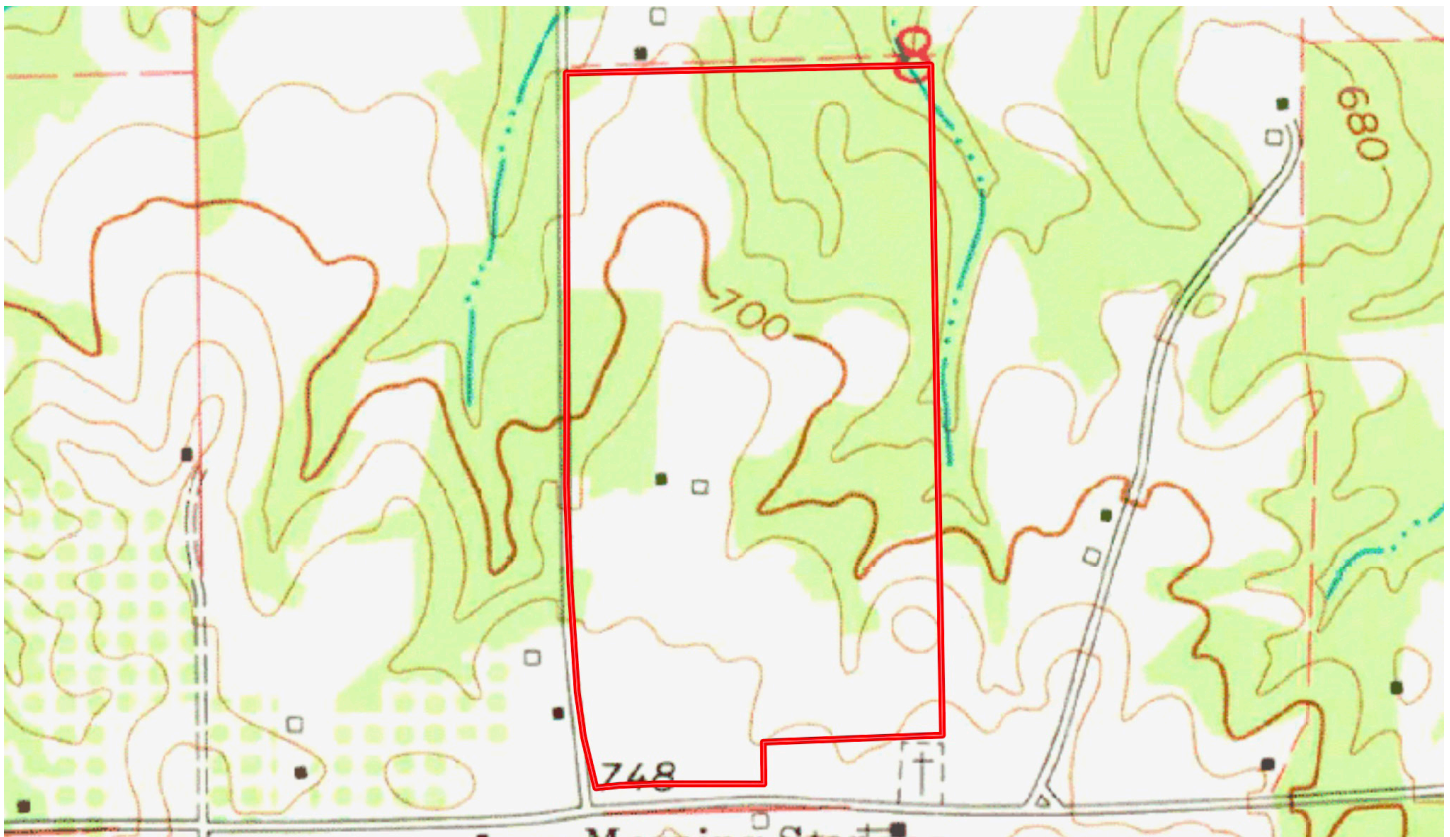
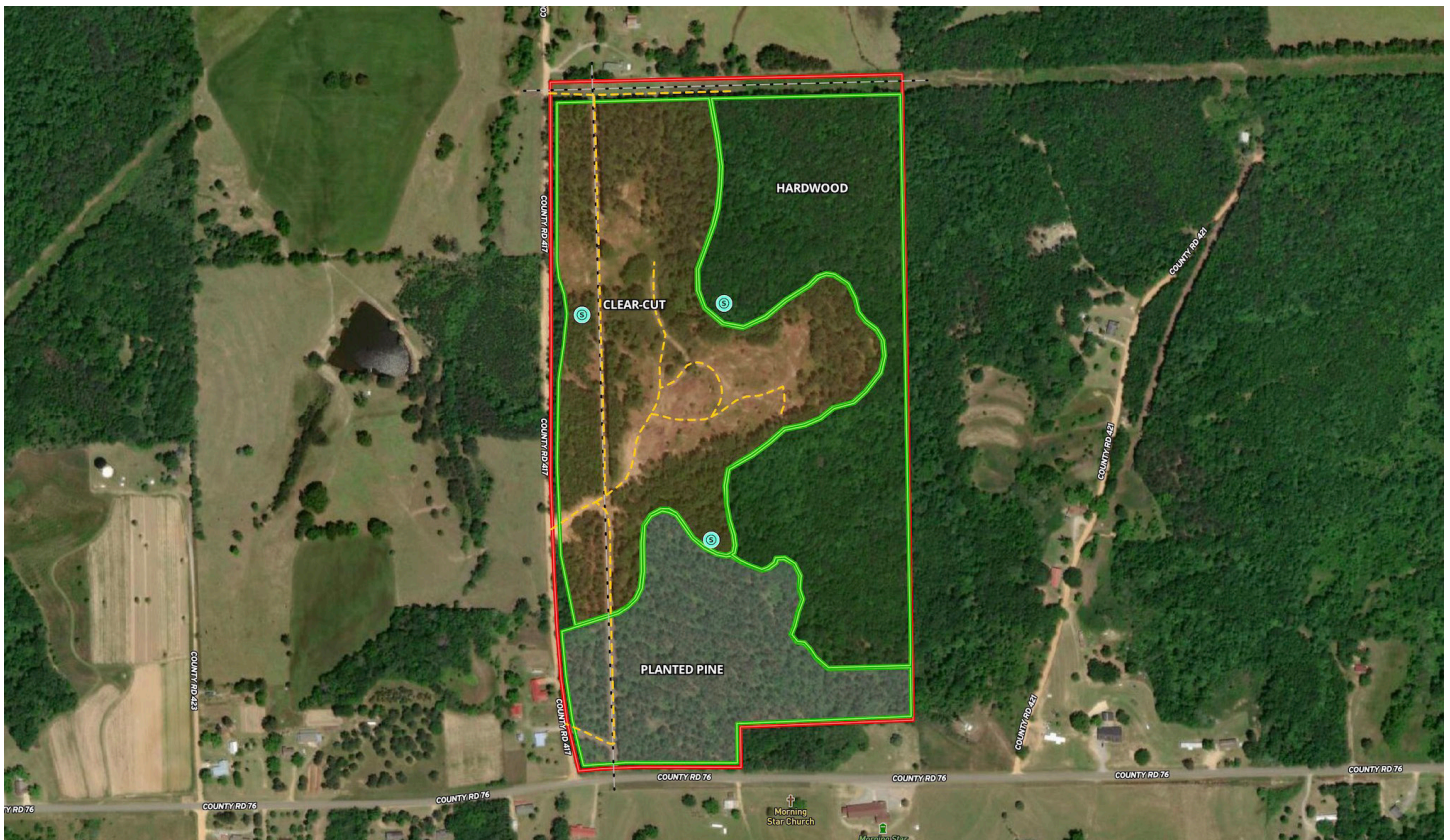
BEST USE: Timber investment, Agriculture, Residential, Manufactured, Hunting & Recreation.

SURROUNDING AREA: Residential, Agriculture, Church.



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

DIRECTIONS: From Clanton head west on Hwy 22 (2.5 mi). Turn Left onto Co Rd 75 (1.8 mi). Turn Right onto Co Rd 76 (1.3 mi). The property is on your right just past Morning Star Baptist Church. Southwest corner is located at the intersection of CO RD 76 & CO RD 417 [Look for sign posted on the corner].



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.