

# Chambers Co., AL

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

Reference # 466

More info at  
334-745-7530

**Land For Sale**  
**230 acres +/-**  
**\$475,000**

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

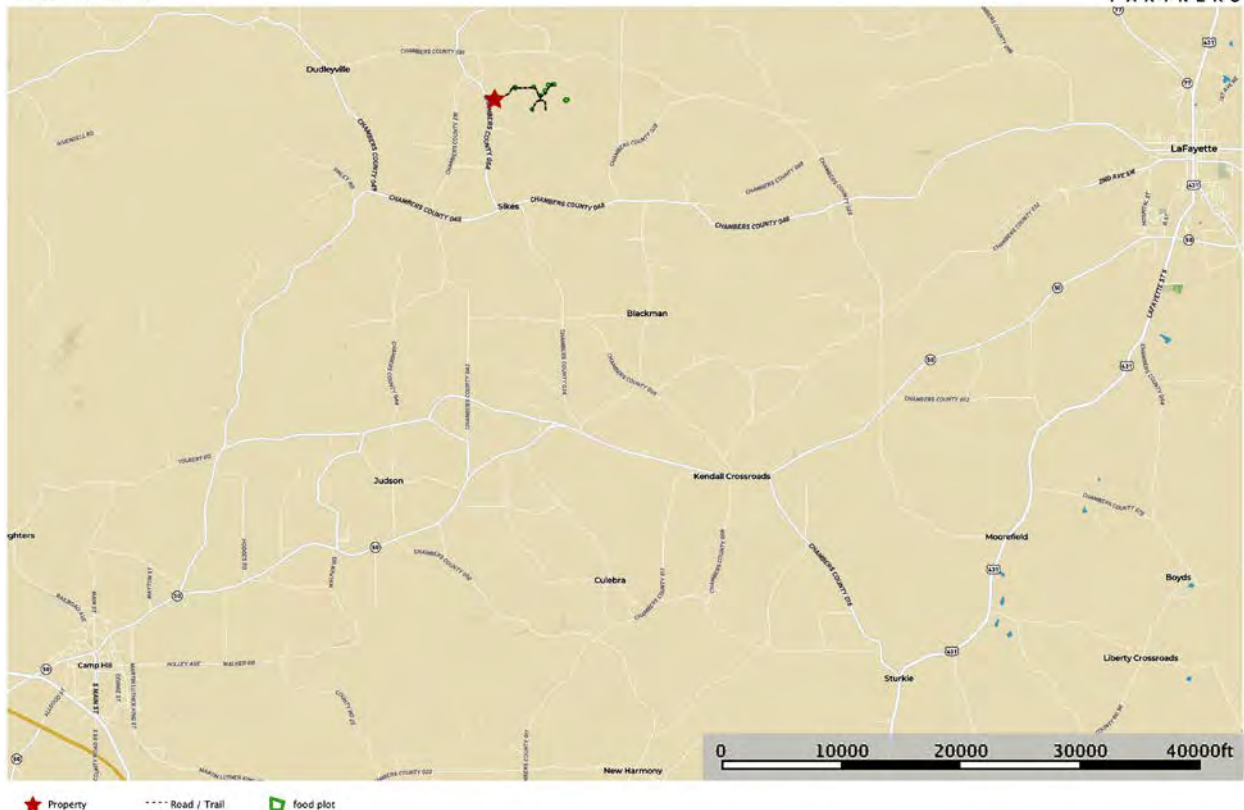
P O Box 590045  
Homewood, AL 35259

- Located in west-central Chambers County about 7 miles west of Lafayette and 2 miles from the Chambers-Tallapoosa county line
- Easy access from US Hwy 280 or Auburn/Opelika area
- About 1,600 feet of frontage on Co Rd 54
- Gated entry and extensive woods roads used exclusively by the owner (no shared-use)
- Power available at the paved road. Well water only
- Significant timber value. Call for recent timber appraisal
- About 150 acres of pine, some natural but most of it planted about 20 years ago and recently thinned
- About 53 acres of beautiful, mature, bottomland hardwood timber. Hunter Creek cross the property for over ½ mile + smaller creek for about ½ mile


All distances and acres are estimates and should be independently verified

map\_location\_plummer230  
Alabama, AC +/-

**CYPRUS**  
PARTNERS



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

 The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Directions from Dadeville (US Hwy 280 and AL Hwy 49): (22 minutes to the property)

From the traffic light, proceed south/east toward Auburn on US Hwy 280 for 0.4 miles. Take a left on Co Rd 44 (E. Lafayette St / Dudleyville Rd.) and go 13.4 miles. Take a left on Co Rd 51 (Lafayette Rd) and go 1.8 miles. Take a right on Co Rd 54 and go 1.0 miles to the front gate of the property on the left. Look for the Cyprus Partners sign.

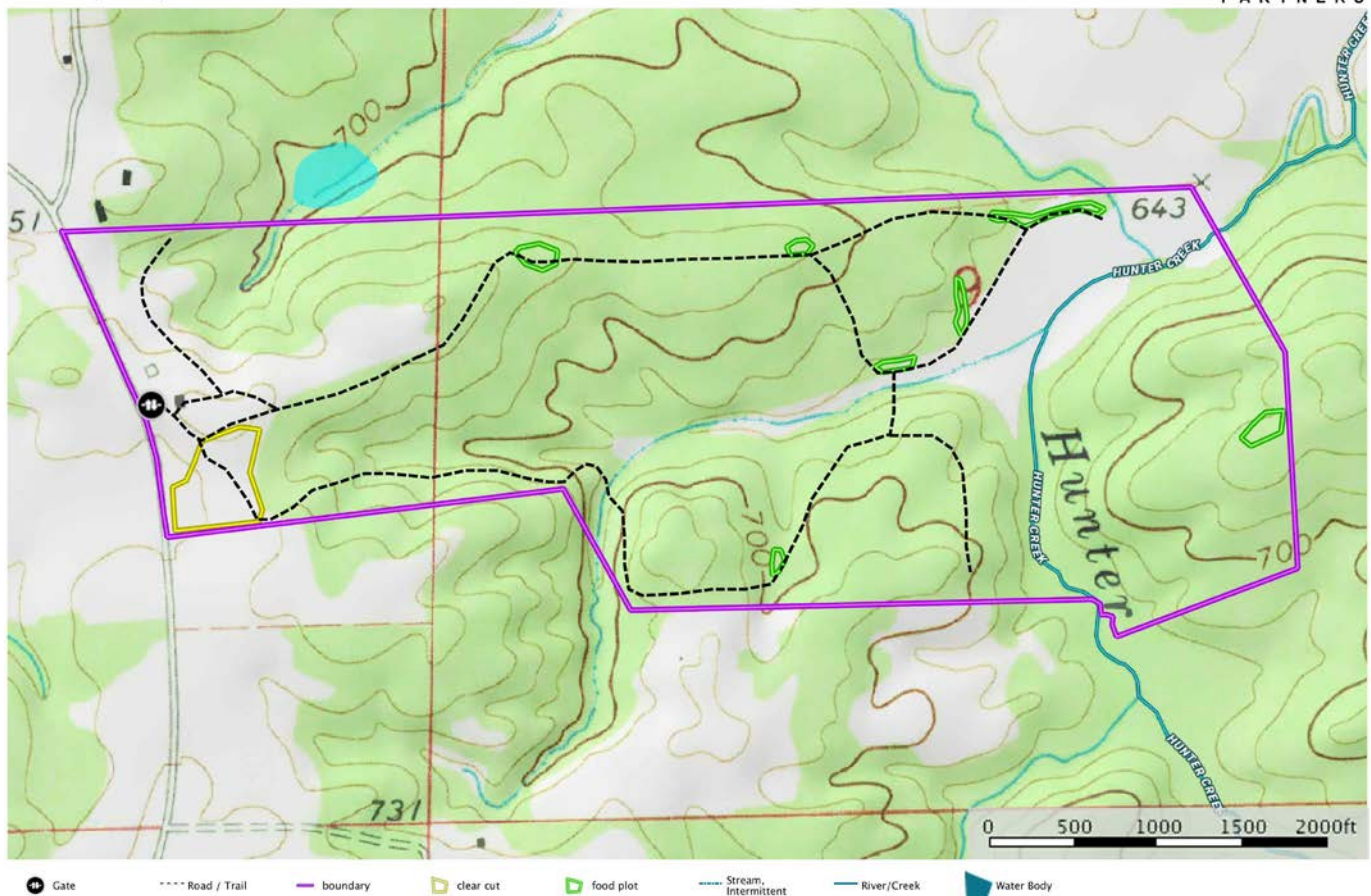
Directions from Auburn (intersection of Shug Jordan Pky & N. College St.): (29 minutes to the property)

Go north on College St (AL Hwy 147) for 2.9 miles to U S Hwy 280. Turn left and go 0.4 miles. Take a right (continuing on AL Hwy 147) and go 7.9 miles. Take a left on US Hwy 431 and go 1.5 miles. Take a left on Co Rd 16 and go 3.4 miles to AL Hwy 50. Take a left and go 2.5 miles to Co Rd 17. Take a right and go 3.3 miles to Co Rd 48. Take a left and go 0.3 miles. Take a right on Co Rd 54 and go 1.3 miles to the front gate of the property on the right. Look for the Cyprus Partners sign.

The gate is located at Lat: 32° 54' 34.5" N.; Lon: 85° 33' 48.4" W. Call Lisa Love at 334-745-7530 for more info.

map\_topo\_plummer230  
Alabama, AC +/-

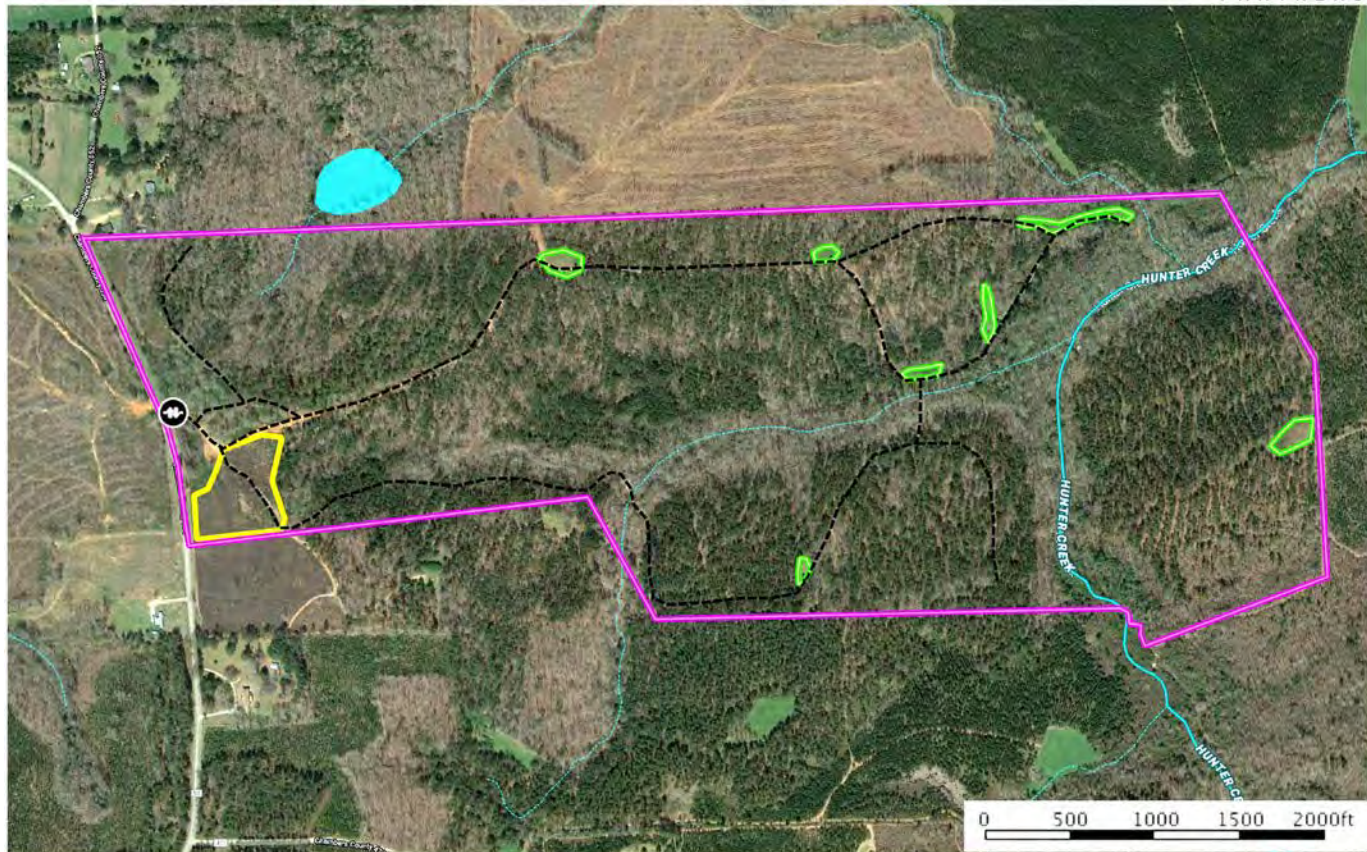
**CYPRUS**  
PARTNERS



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

**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.





Gate    Road / Trail    boundary    clear cut    food plot    Stream, Intermittent    River/Creek    Water Body

Tommy Brice/Alabama  
P 205-936-7180  
www.cypresspartners.com

**M** M  
5000  
10000  
20000  
30000  
40000  
50000  
60000  
70000  
80000  
90000  
100000  
110000  
120000  
130000  
140000  
150000  
160000  
170000  
180000  
190000  
200000  
210000  
220000  
230000  
240000  
250000  
260000  
270000  
280000  
290000  
300000  
310000  
320000  
330000  
340000  
350000  
360000  
370000  
380000  
390000  
400000  
410000  
420000  
430000  
440000  
450000  
460000  
470000  
480000  
490000  
500000  
510000  
520000  
530000  
540000  
550000  
560000  
570000  
580000  
590000  
600000  
610000  
620000  
630000  
640000  
650000  
660000  
670000  
680000  
690000  
700000  
710000  
720000  
730000  
740000  
750000  
760000  
770000  
780000  
790000  
800000  
810000  
820000  
830000  
840000  
850000  
860000  
870000  
880000  
890000  
900000  
910000  
920000  
930000  
940000  
950000  
960000  
970000  
980000  
990000  
1000000

**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.