

Chilton Co., AL

SEE PHOTOS
www.cypruspartners.com

Land For Sale

Exclusive Agent For Owner

CYPRUS
PARTNERS

Reference # 489

520 acres

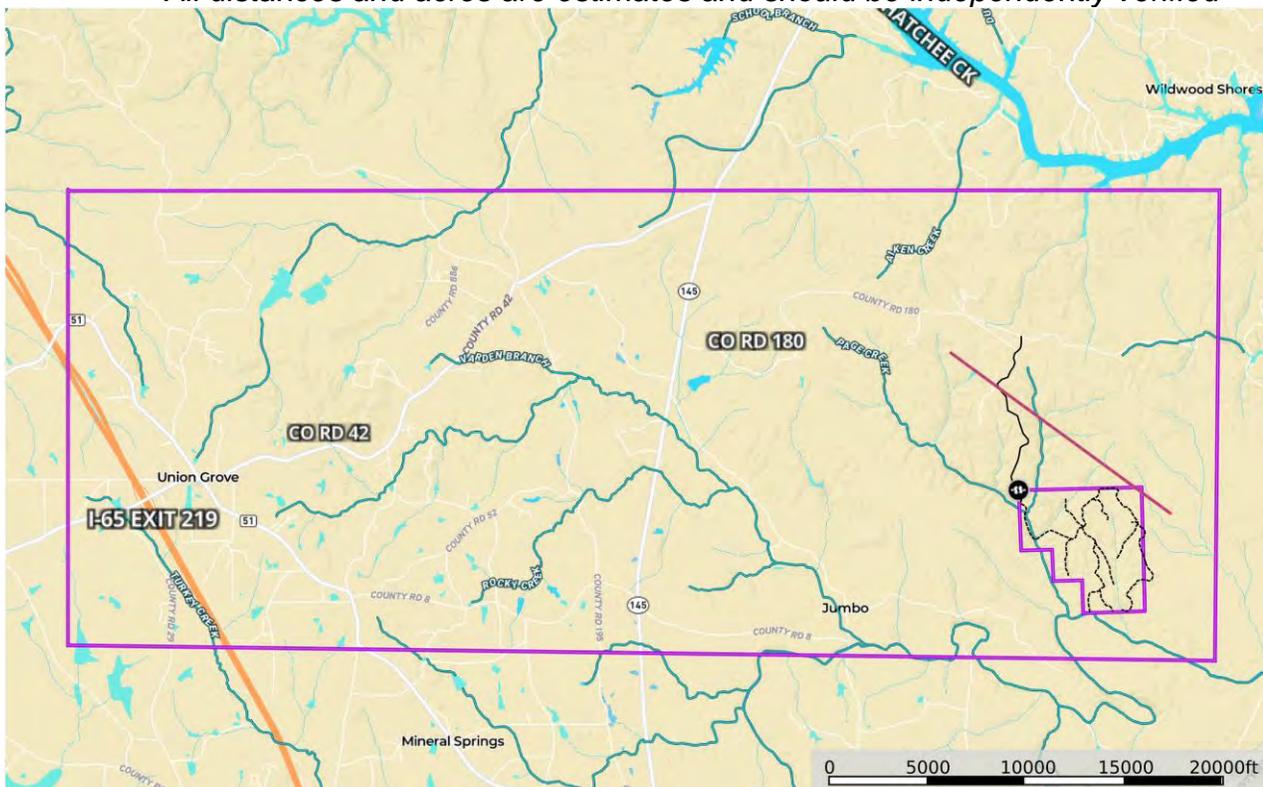
Under co-marketing
agreement with Rigsby
Investment Co

More info at
205-936-2160
Agent: Tom Brickman

\$780,000

- Located in north Chilton County, AL, about 30 minutes east of I-65 Exit 219 (about 11 miles east of Jemison)
- The property is located at the end of Chilton Co Rd # 180 as designated on AL DOT county maps, but the road is gated 2 miles from the property and privately maintained from that point. It is a dirt road in excellent condition all the way to the property.
- Significant long-term income potential. The property has been managed by a professional forester for many years. There are 393 acres of pine plantation (planted 2014 or younger) and about 127 acres in hardwood timber, about 10 green-fields and a 75-foot by 500-foot powerline
- The property fronts on Yellow Leaf Creek for about 400 feet, Page Creek for about 2,000 feet and has an additional 1.5 miles of frontage on several smaller unnamed creeks
- The property has an excellent road system with over 5 miles of durable ridge logging roads in generally good condition
- There are a number of shooting houses and a small pole barn on the property
- The Chilton County tax ID # is 08-05-15-0-000-001.000
- Property is shown by appointment only. Call Tom Brickman at 205-936-2160.
- Exclusive seller-rep under co-marketing agreement with Rigsby Investment Company

All distances and acres are estimates and should be independently verified

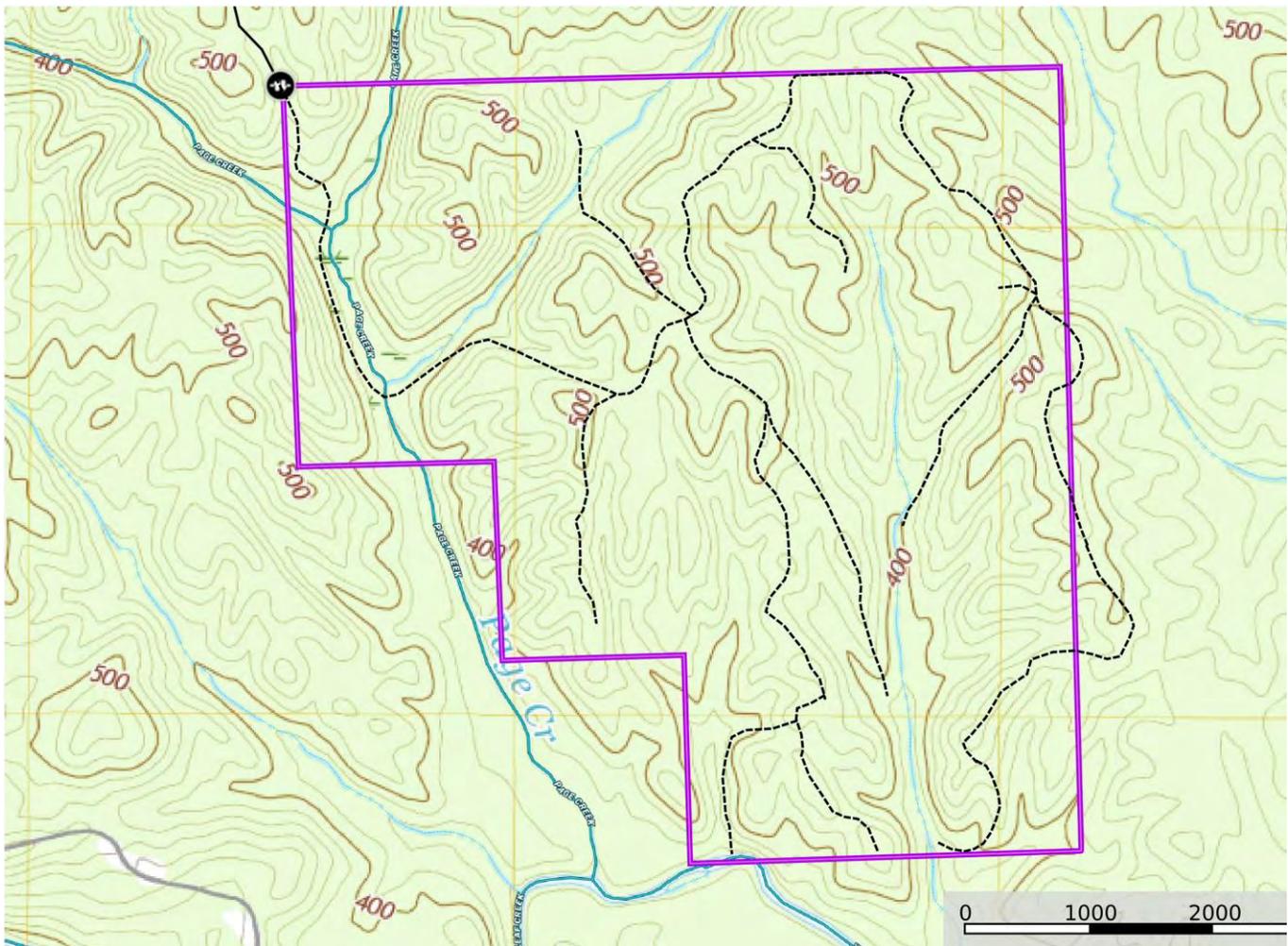


Driving Instructions

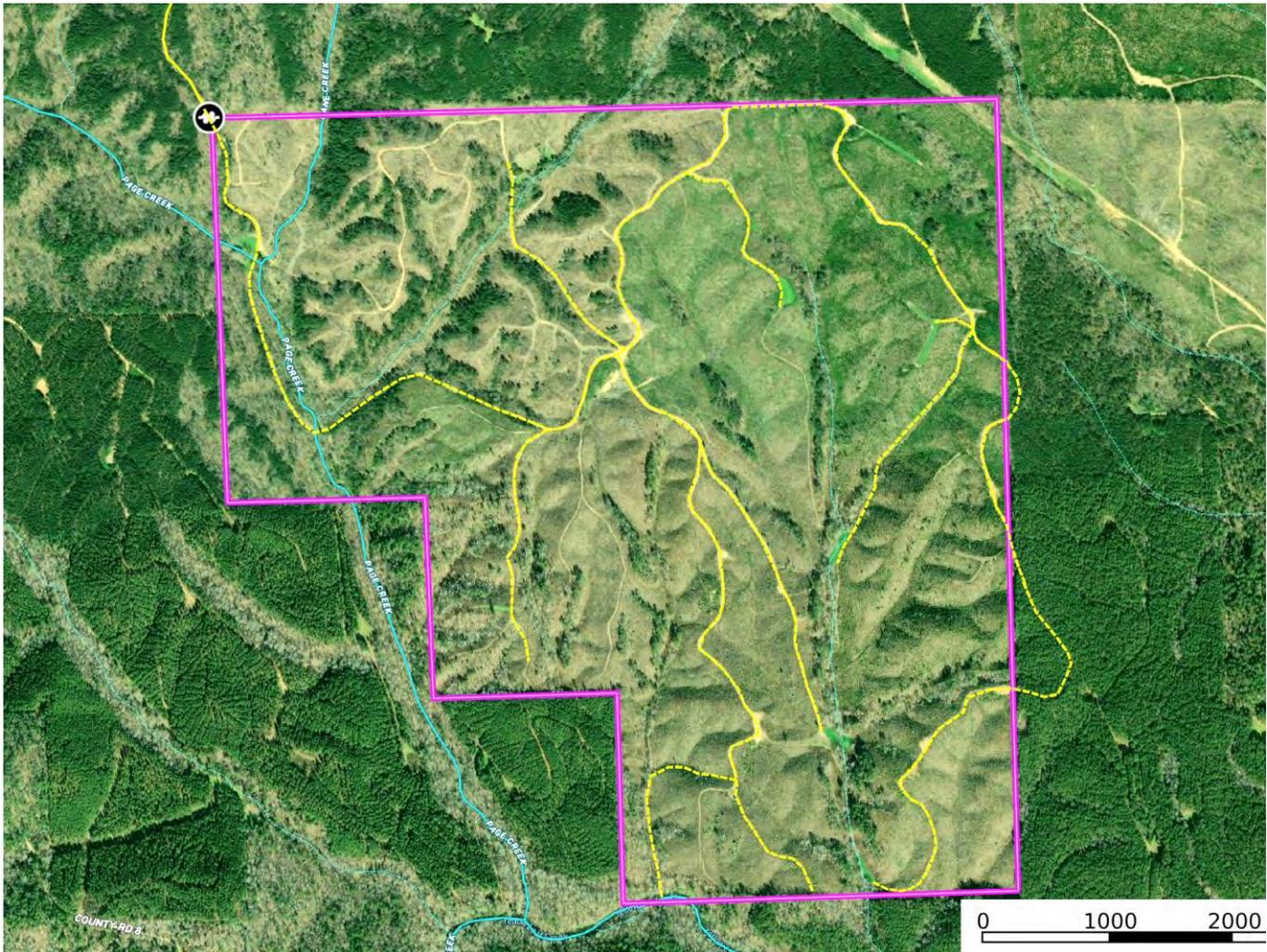
From I-65 Exit 219 (Jemison): (30 minutes to the property)

From I-65 Exit #219, head east on Co Rd 42 for 5.6 miles to the intersection with AL Hwy 145. Take a right on Hwy 145 and go 1.1 miles. Take a left on Co Rd 180 (a dirt road) and go 3.1 miles to a locked gate (look for small Cyprus Partners sign). From here you are 2 miles to the property but will need an appointment with the agent to go further. There is an active hunting club on the property. Consequently, the property is shown by appointment only. Call the agent, Tom Brickman, at 205-936-2160 to arrange a showing. The gate on the west line of the property is located at Lat: 32° 58' 5.2" N.; Lon: 86° 33' 58.1" W.

Topographic Map
(scale: north line of property is 1 mile long)



Aerial Photo



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.

