

Lee Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 500

More info at
334-745-7530
Agent: Lisa Love

Land For Sale

37.85 acres

\$249,000

Exclusive Agent For Owner

CYPRUS
PARTNERS

- Located about 2 miles south of the Auburn city limits & 20 minutes to Auburn University
- A rural residential development opportunity only 9 minutes to I-85, 90 minutes to Atlanta, and 2 hours to Birmingham
- There are a number of nice spots suitable for home sites
- About 700 feet of paved road frontage
- Water & power available from the paved road
- About 28 acres of timber not included. These acres could be cleared for pasture or home sites, or replanted in timber
- About 10 acres of pretty hardwood timber along the creeks and drains will not be cut
- A survey is available upon request

All distances and acres are estimates and should be independently verified

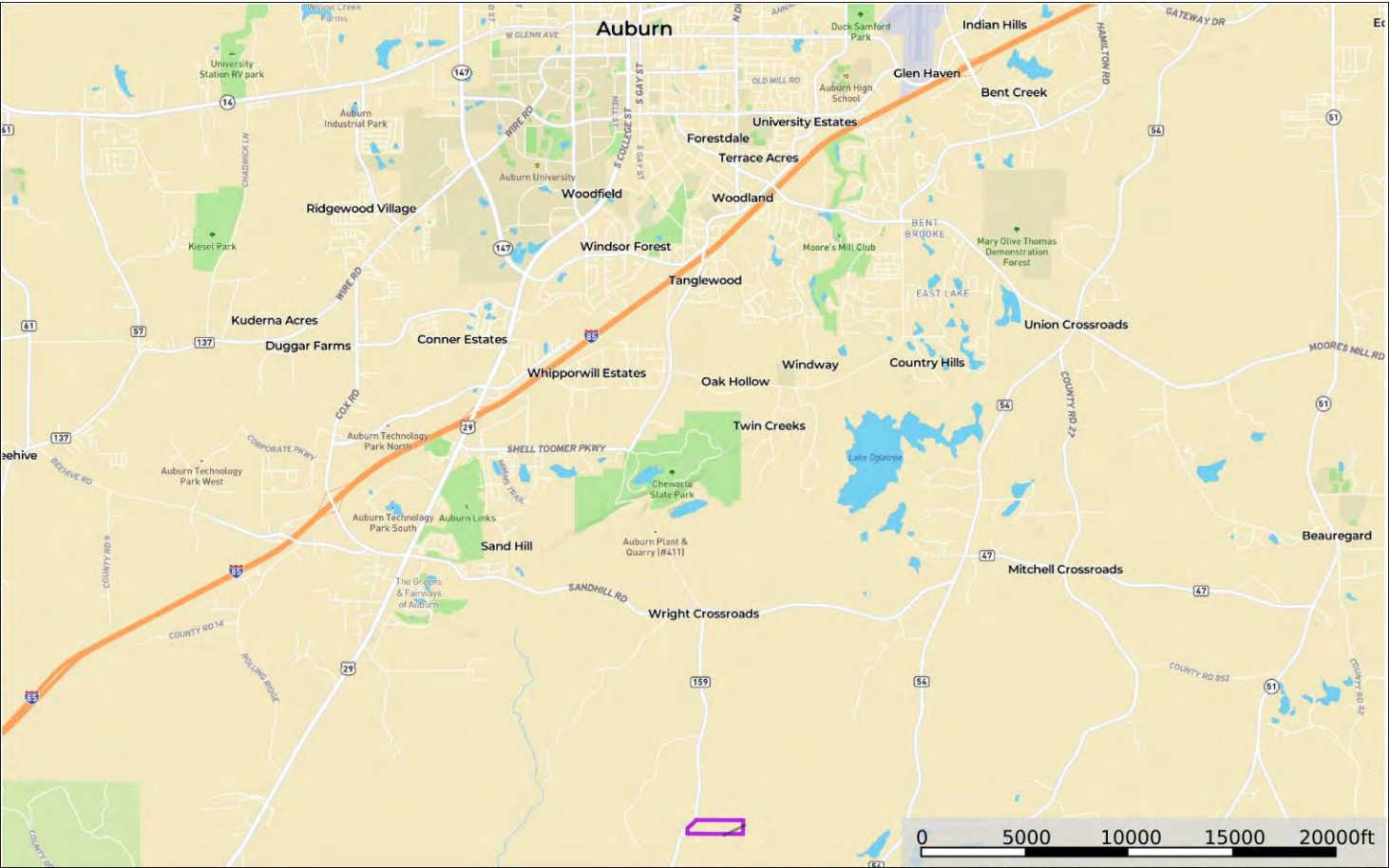
Driving Instructions

From I-85 Exit 51, at the intersection of College Street (AL Hwy 29) and I-85 (9 minutes to the property)
From Exit 51 head south on College Street for 1.3 miles and take a left on to Lee County Road 10 (Sand Hill Rd). Go 2.9 miles to Lee County Road 159 and take a right. Go 1.9 miles to the north line of the property on your left and look for the Cyprus Partners sign. The property will be on your left continuously for the next +/-700 feet. You are welcome to look on your own (download the brochure from the web site to take the maps with you), or call the agent, Lisa Love, 334-745-7530, to arrange a tour or for more info.

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.

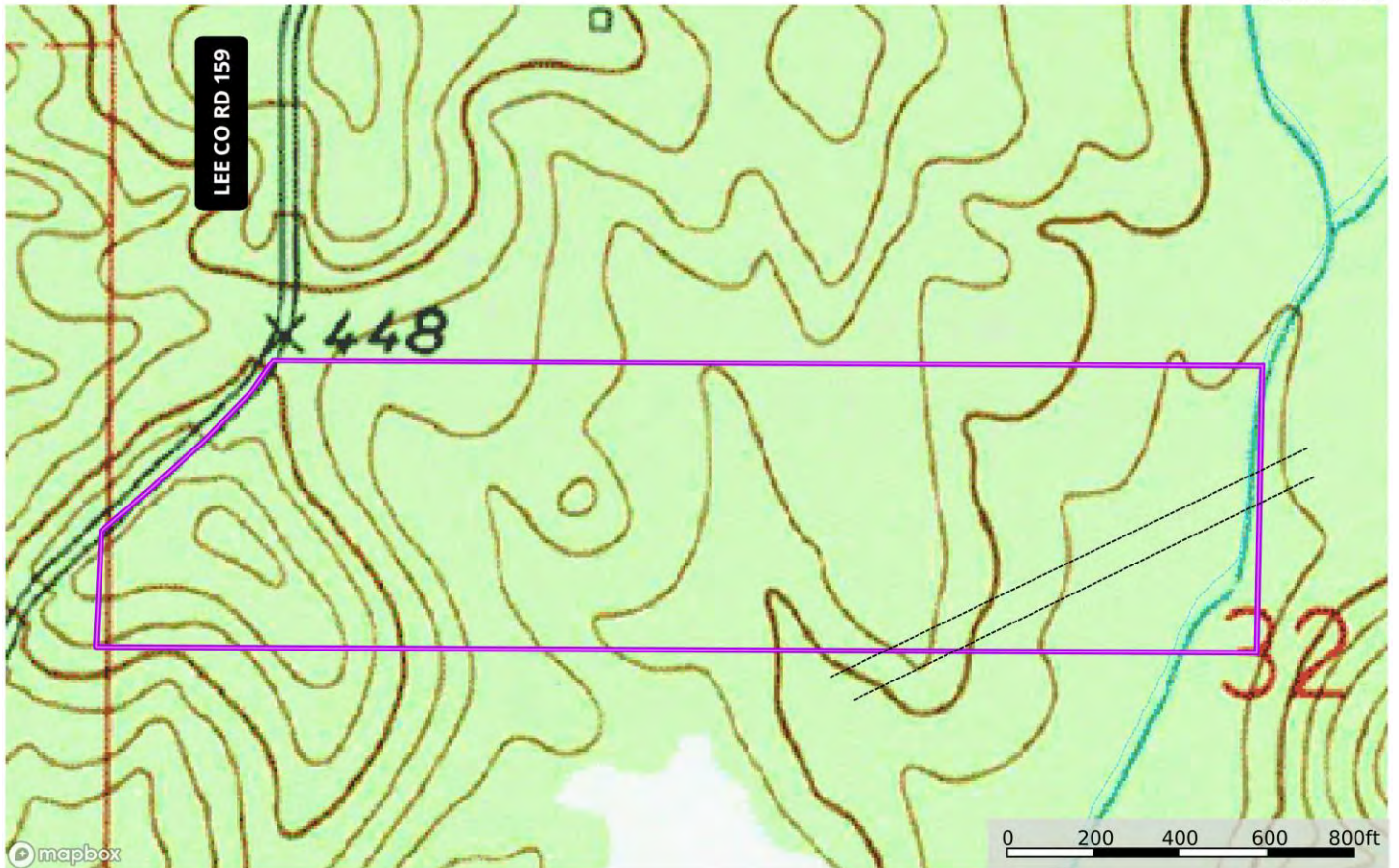
Location Map



Topographic Map

map_topo_burkhardt38
Alabama, AC +/-

CYPRUS
PARTNERS



Transmission Line boundary line Stream, Intermittent River/Creek Water Body

Tom Brickman
P: 205-936-2160
www.cyruspartners.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.

Aerial Photo

