

Chilton Co., AL

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Reference # 507

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

Land For Sale

110 acres

\$231,000

Exclusive Agent For Owner

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PARTNERS

- Located in central Chilton County about 45 minutes south of Birmingham
- About 7 miles east of I-65 (about 9 miles east of downtown Clanton)
- About 4,600 feet of gravel county-maintained road frontage
- Water & power available about 500 feet from the northeast corner and the southeast corner. Phone land line runs along the county road
- Several nice potential homesites along the county road
- Excellent fishing nearby. The property is only about a mile from Mitchell Lake, a 5,800-acre Alabama Power impoundment on the Coosa River. Higgins Ferry public boat launch is 4.2 miles from the property. Learn more about Mitchell Lake [HERE](#)
- Excellent timber investment potential with about 88 acres of mature pine timber on the property
- Good hunting with about 22 acres of mature hardwood along a creek that crosses the property for about 6/10 of a mile

All distances, acres & boundary line flagging are estimates and should be independently verified

Driving Instructions

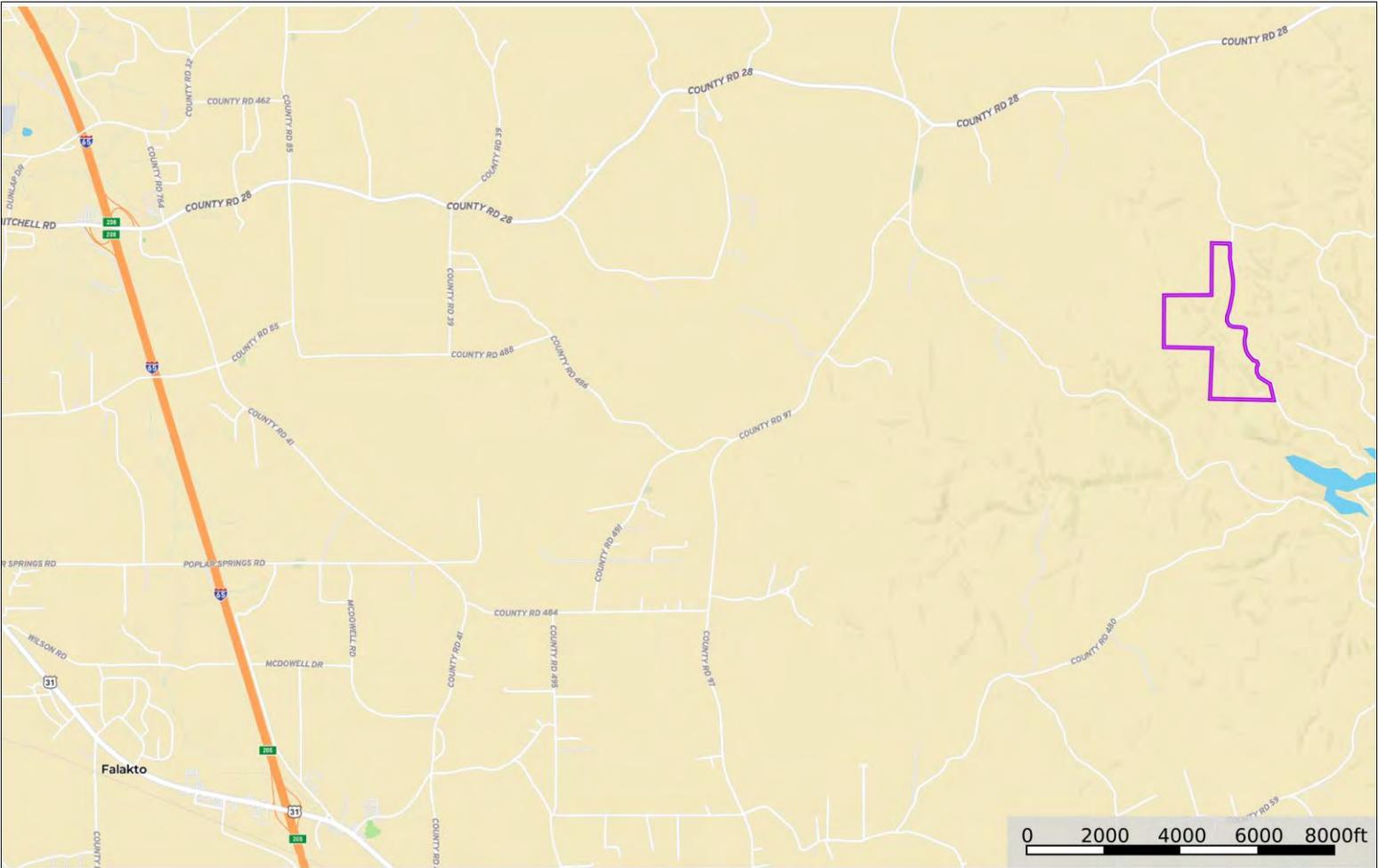
From I-65 Exit 208 at Clanton - Shoney's Exit (10 minutes to the property)

From Exit 208, take Co Rd 28 east (away from Clanton & toward the Coosa River) for 5.6 miles. Take a right on Co Rd 472 and go 1.0 miles. Take a right on Co Rd 485 and go 500 feet to the north line of the property. Look for the pink flag which is approximately where the north property line touches the road & the Cyprus Partners sign. The property will be continuously on your right for the next 8/10 of a mile. Look for the pink flag on the south end which is approximately where the south property line touches the road. You are welcome to look on your own (download the brochure from the web site to print out the maps and take with you), or call the agent, Tom Brickman, 205-936-2160, to arrange a tour or for more info.

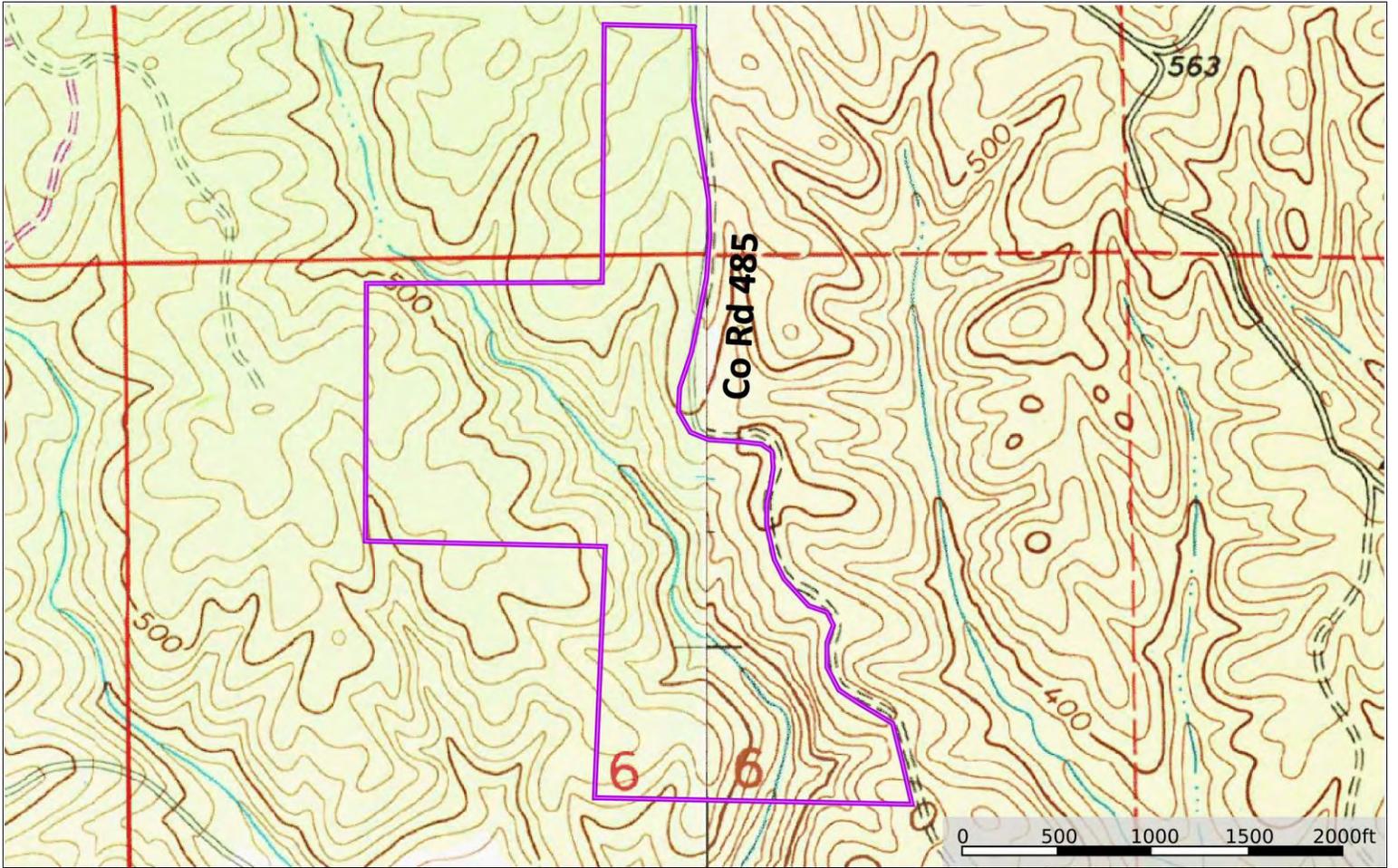
Notice

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



Aerial Photo

