

# Tallapoosa Co., AL

SEE PHOTOS  
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Reference # 558

More info at  
334-321-1865  
Agent: Lisa Love

## Land For Sale

### 94+- acres

### \$425,000

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

- 94+- acres of LAND for sale in Tallapoosa County
- 21985 Highway 49 S Tallassee, AL 36078
- Good Potential for HOMESITES: approximately 70% level land; 30% rolling
- READY FOR HUNTING and RECREATION: 3 green fields and multiple ATV trails (over 1.5 miles) with DEER making scrapes everywhere!
- 1130+- feet of paved road frontage on AL Highway 49 S, Stillwaters Highway
- LAKE MARTIN's Blue Creek Marina is about 14 miles North on AL 49
- 65+- acres planted in 13 year old LONGLEAF pine; grassy open forest
- 29+- acres in streamsidess or rolling natural pine/hardwood forests
- Convert land to pasture or keep the forest.
- POWER available; Public WATER available; Well on site (not tested/evaluated)
- HDD Broadband is currently expanding into this area
- Old 1926 house + shed has not been used for decades; no value added.
- Boundaries are marked by old orange paint and fencing. No survey.
- Wauxamaka Creek bisects the back 20 acres; 3 other small streams provide water and cover for wildlife; multiple potential POND sites
- CONVENIENT: Tallassee (6+- miles); Auburn (20+- miles); Montgomery (40+- miles); Birmingham (90+- miles; less than 2 hours)
- About 8 miles to I-85 Exit 32 (Franklin) with easy access to Montgomery, AL and Atlanta, GA

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

### Driving Instructions

*You are welcome drive by (download the brochure from the web site to print out the maps and take with you), but call the agent, Lisa Love, 334-321-1865, to make an appointment to tour or for more info.*

#### From Auburn – (25 miles to the property)

From Auburn Exit 50 (Buc-ees) on I-85 south, travel southwest toward Montgomery, AL for about 17 miles. Take Exit 32 (Franklin) onto AL Highway 49 North for 2.7 miles. Turn right continuing on AL 49 for 5.1 miles. The property will be on the right at GPS 32.5442, -85.815

#### From Tallassee – (6 miles; 8 minutes)

From Tallassee cross the Tallapoosa River dam on AL 14 heading east. Continue 5 miles then turn right onto AL Highway 49 South. Continue 1.1 miles and the property will be on your left at GPS 32.5442, -85.815.

#### From Birmingham – (90 miles to the property)

From Birmingham/Chelsea take US 280 south to Dadeville. Turn right just past the MacDonalds onto N Broadnax St. Go .4 miles and turn right onto W Cusseta St and then left onto N Tallassee St. In 2 miles

continue onto AL 49 South. Continue 18.8 miles to a crossroads at AL Highway 14. Continue onto AL Highway 49 south for 1.1 miles. The property will be on the left at GPS 32.5442, -85.815.

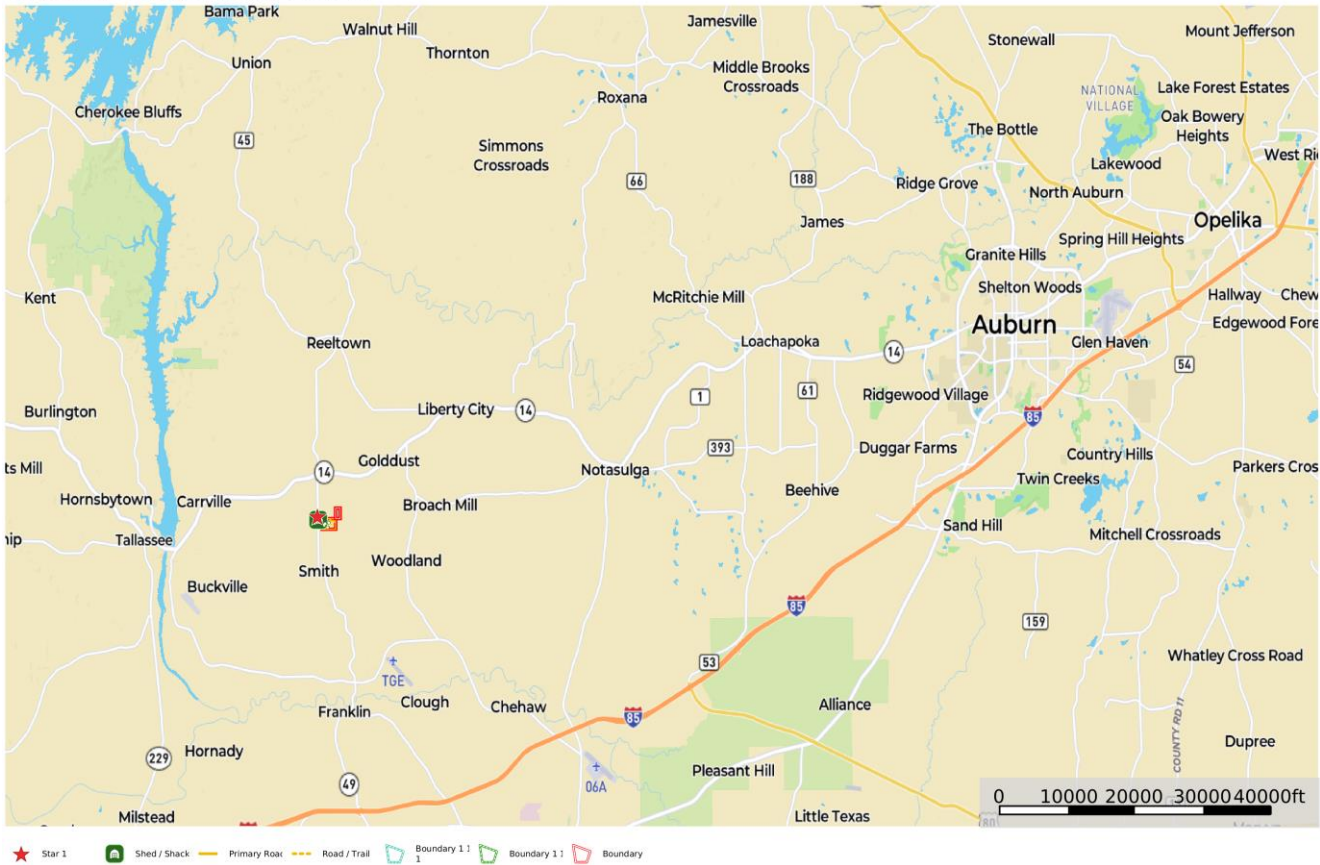
**IMPORTANT NOTICE**

***Investment in rural land carries risk and this offering is made with conditions.***

***This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty as to completeness or accuracy of maps and other information provided here. No representation or warranty is made about this property, express or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency***

# Location Map

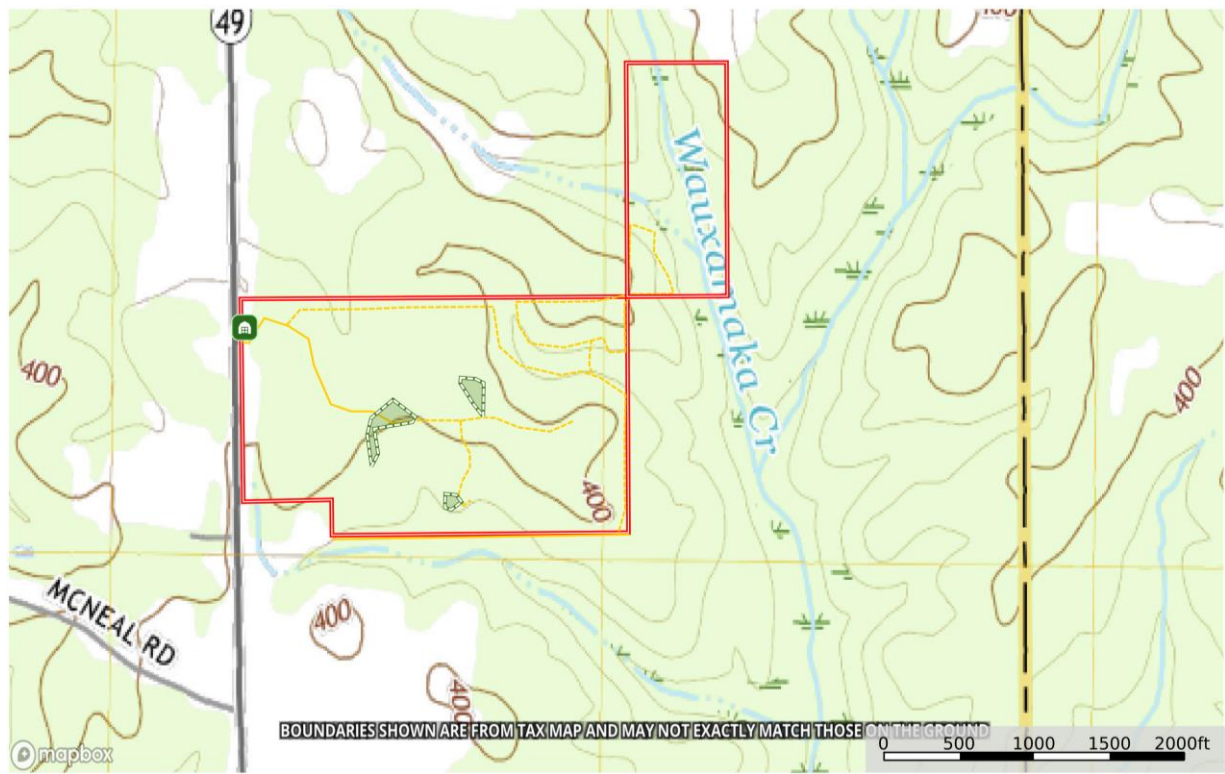
#558- LOCATION 94 Acres in Tallapoosa Co., AL  
Tallapoosa County, Alabama, 94 AC +/-



Melisa Love

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

## Topographic Map



## Aerial Photo

