

Macon Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 567

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

Land For Sale

64+- acres

\$199,000

Exclusive Agent For Owner

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- Hunting and Recreational Get-Away on 64+- acres in Macon County, about 4 miles north of Hurtsboro, AL and Sehoy Airport; 30+- miles to Auburn, Opelika, or Phenix City.
- Neighbors are mostly large, long-time timber and recreation properties.
- This area is known for big deer, good timber markets, huge quail plantations, and excellent hunting opportunities.
- ALL game pics (622 pics), day and night, are White Tail Deer (or squirrel)!!
- 1320+- feet front on a gravel county-maintained road; about a mile to pavement.
- This level to gently sloping land has good cabin/home sites; Power and public water are accessible at the county road.
- 2+ miles of interior roads and fire break/trails make for easy access and fun 4-wheeling.
- Soils are great; predicted to grow loblolly pine 85-90' tall in 50 years (55' in 25 years).
- 44 acres of loblolly pine sawtimber was cut this summer and that land can be easily prepared for new trees – or convert to pasture or other uses.
- 20+- acres remain in mature hardwoods buffering streams and drains.
- Topography looks good for a pond!
- Land is cleared for food plots in two places.
- Gate is located at 32.267855, -85.468858.

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

Driving Instructions

From I-85 Exit 50 at Auburn – (30 miles to the property)

From Buc-ee's Exit 50, take Cox Road south to US-29 S. Turn right on US Hwy 29 (College Street) south for 5.2 miles. Take a left on Co Rd 69 and go 1.1 miles. Take a left onto US-80 E and go 7.1 miles. Near Society Hill turn right onto Red Road. Travel 2.5 miles and take a slight left onto Co Rd 79. Continue 8.6 miles and then turn left onto Co Rd 10. Travel 2.9 miles and turn right onto Brooks Road. Continue 2.9 miles and The Property gate will be on the right and the land will continue for 1320"+-. You are welcome to 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. WEAR BLAZE ORANGE DURING HUNTING SEASON FOR SAFETY.

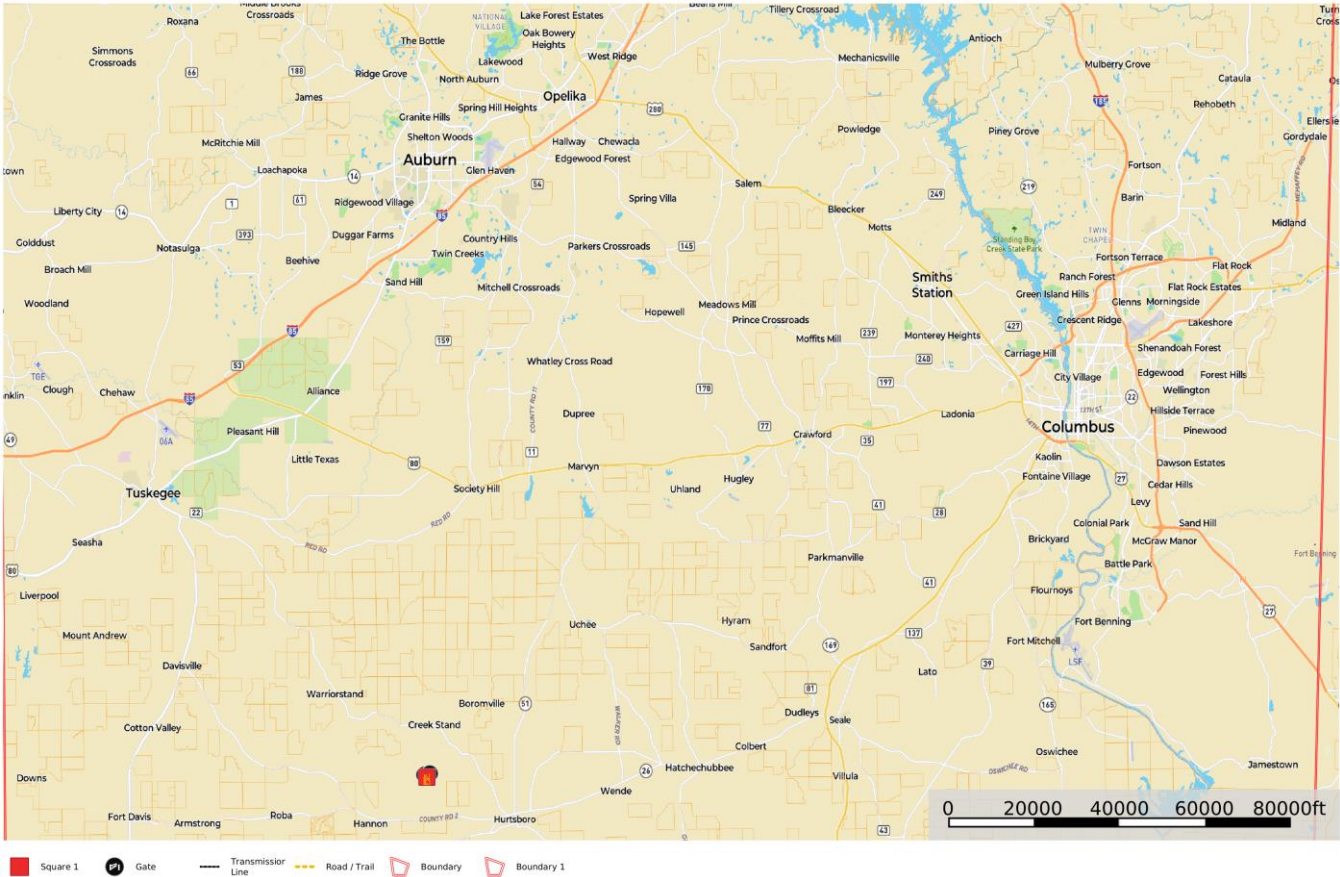
IMPORTANT NOTICE

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

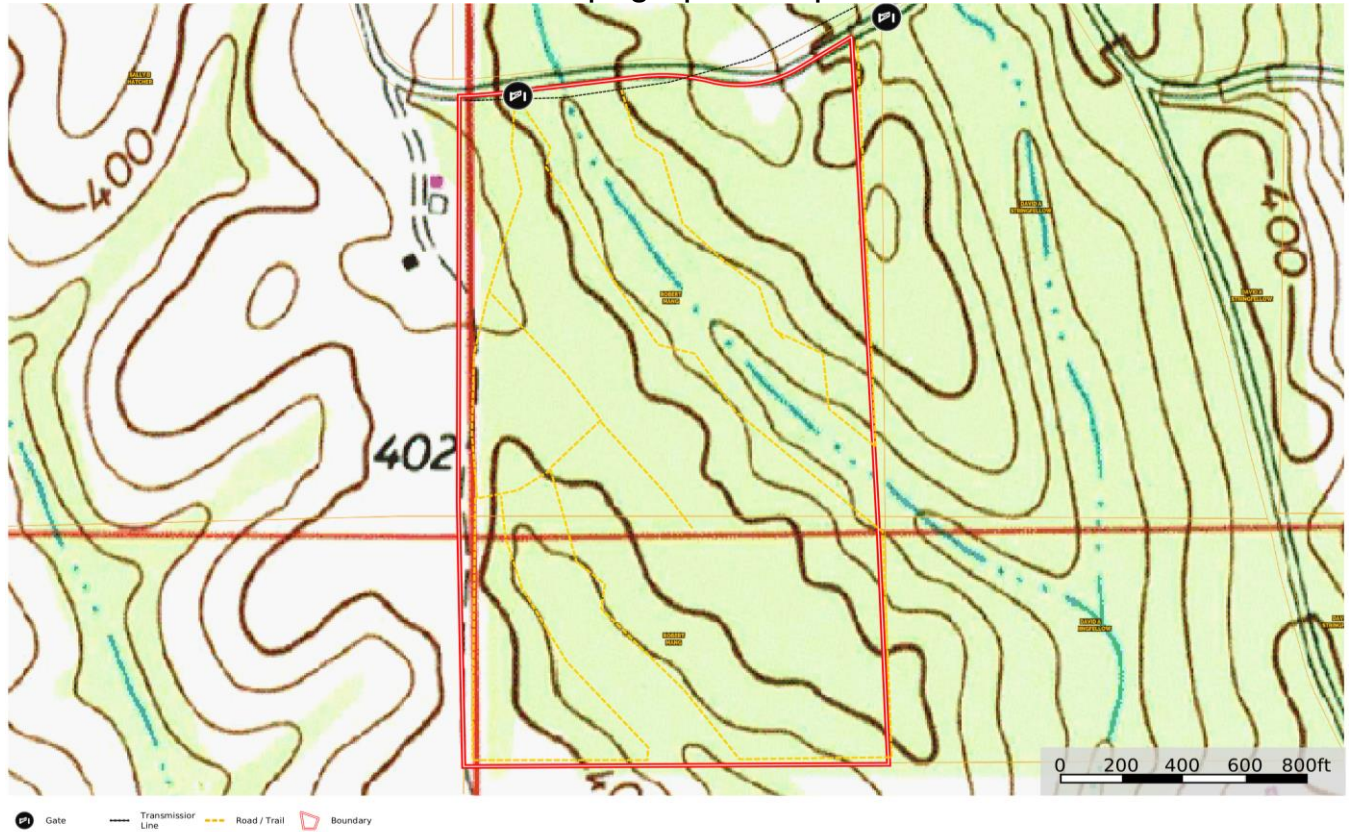
Macon Co 64+- Acres Location
Alabama, AC +/-



Melisa Love

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Topographic Map



Aerial Photo

