

Talladega Co., AL

SEE PHOTOS
ON WEB

www.cypruspartners.com

Reference #415

More info at

205-500-0437

Land For Sale

118 AC +/-
\$155,000

Exclusive Agent For Owner

CYPRUS

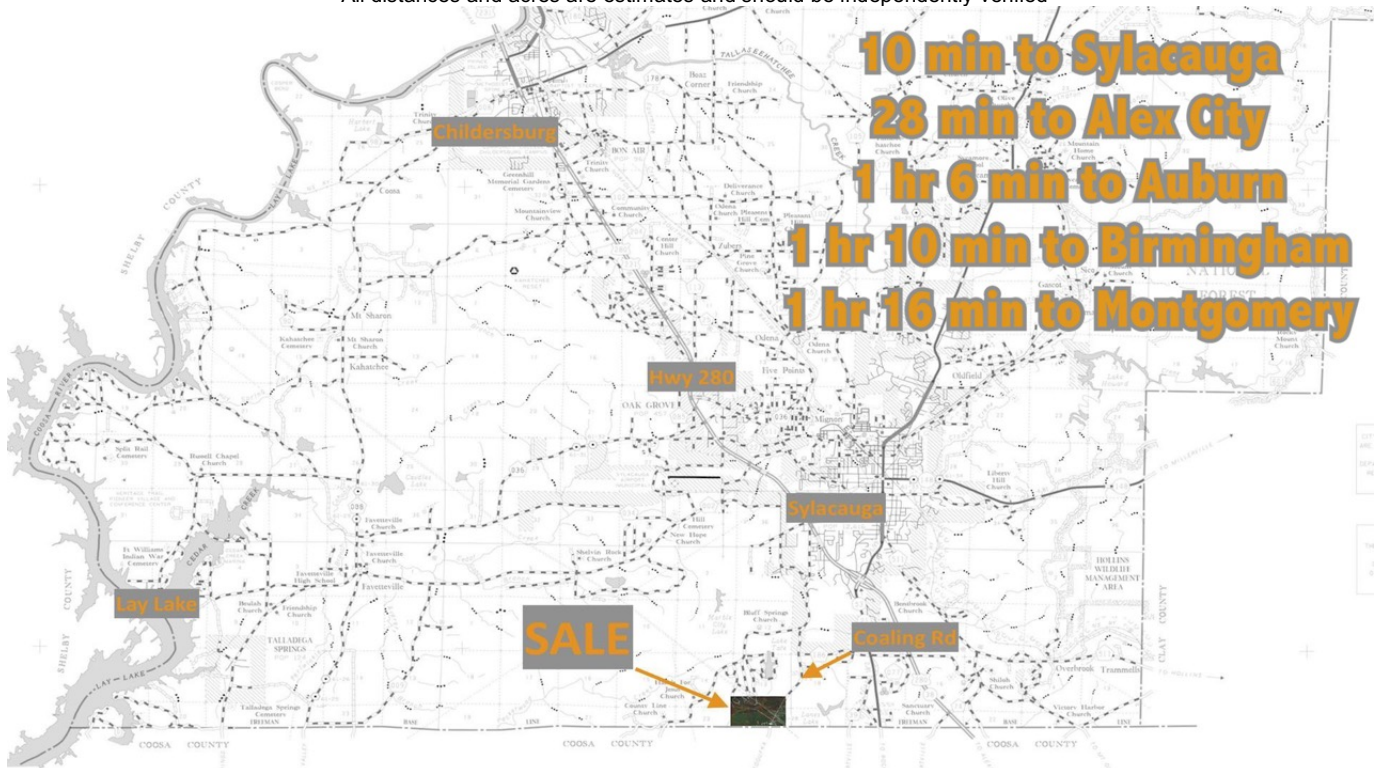
PARTNERS

P O Box 43633
Birmingham, AL 35243

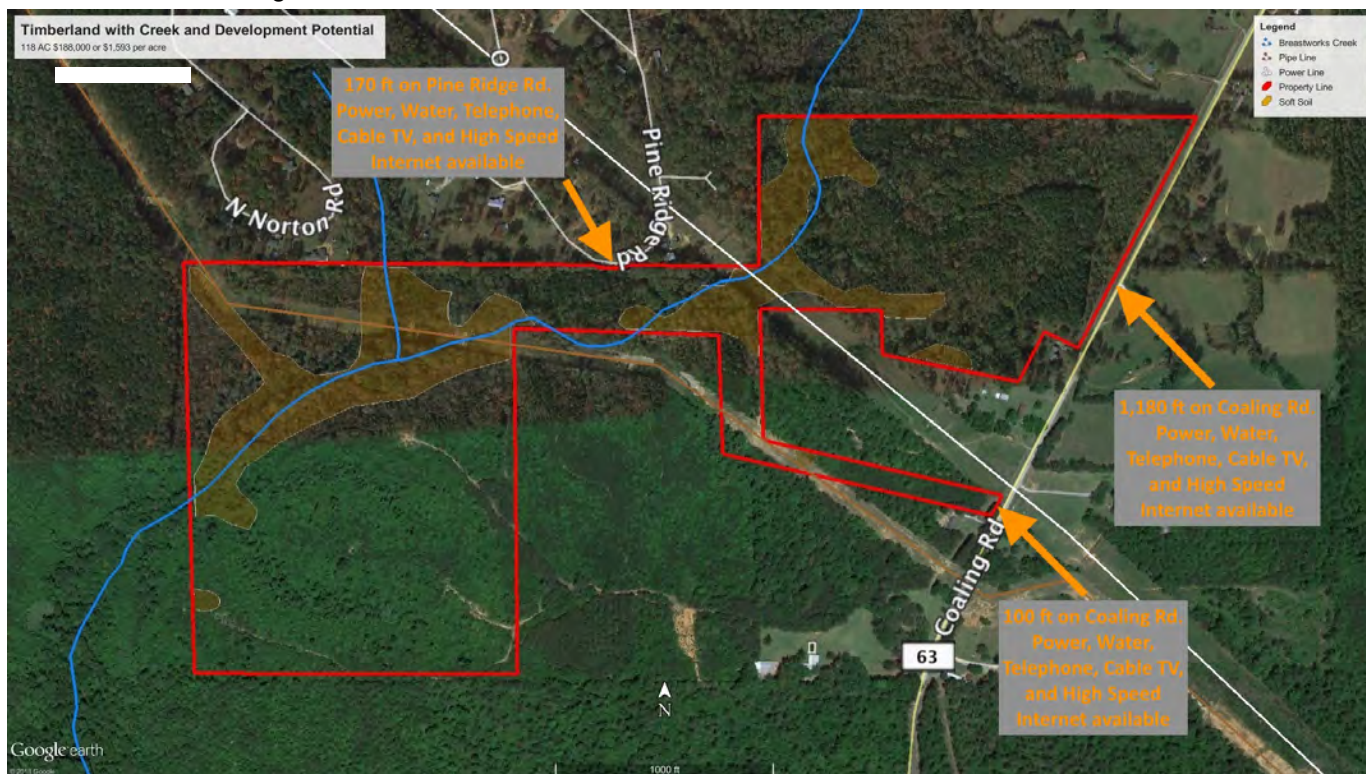
CHEAP TIMBERLAND WITH GREAT PUBLIC ROAD ACCESS, AND ALL UTILITIES AVAILABLE

- Located in Southern Talladega County only 5 min south of U.S. 280 and Sylacauga.
- 1 hr 10 min to Birmingham, 1 hr 16 min to Montgomery, 1 hr 7 min to Auburn, 28 min to Alex City.
- Creek frontage on Breastworks Creek for 3/4 mile and multiple tributaries.
- Public road access: 1180' on Coaling Rd, plus another 100' on Coaling Rd, and 170' on Pine Ridge Rd.
- Utilities available include: Power, City Water, Telephone, and Charter Spectrum cable TV/ high speed Internet.
- Terrain: Rolling with 2 to 15 percent slopes.
- Timber: 87 AC natural upland forest, 25 AC bottomland hardwood forest.
- Amenities include: Access to paved road frontage and utilities in three places. Cable TV and high speed Internet available. Plenty of high ground suitable for building sites. Subdivision possible. Timber investment. Creek frontage with lake site potential. Adjacent to large blocks of undeveloped land that provide backup for the wildlife. Gas pipeline provides location for green fields and hunting blinds with long line of sight.

*All distances and acres are estimates and should be independently verified



Directions from Hwy 280 to approximate property address 4100 Coaling Rd Sylacauga, AL 35151: 1) Head southeast on Hwy 280. 2) Turn right onto Coosa St. 3) Turn left on Coaling Rd 4) Continue on Coaling Rd for 3.5 miles. 5) The sale property is on the right. Look for the sign. Travel time: 5 min. Distance: 3.6 mi. 6) North access at approximate address: 751 Pine Ridge Rd.



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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.