

Blount Co., AL

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WEB SITE!

www.cypruspartners.com

Reference # 335

More info at
205-936-2160

Land For Sale

82 acres +/-

\$205,000

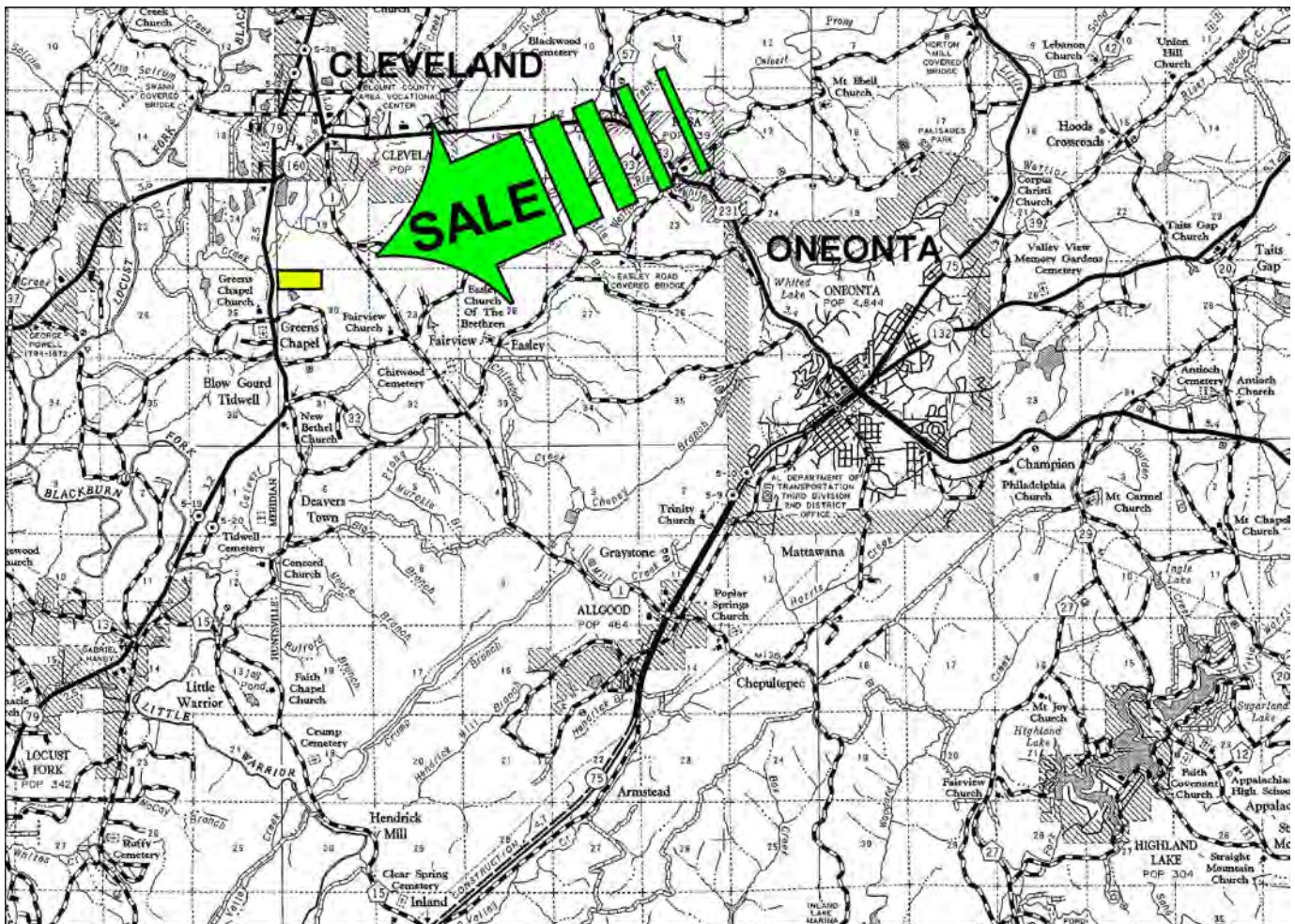
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

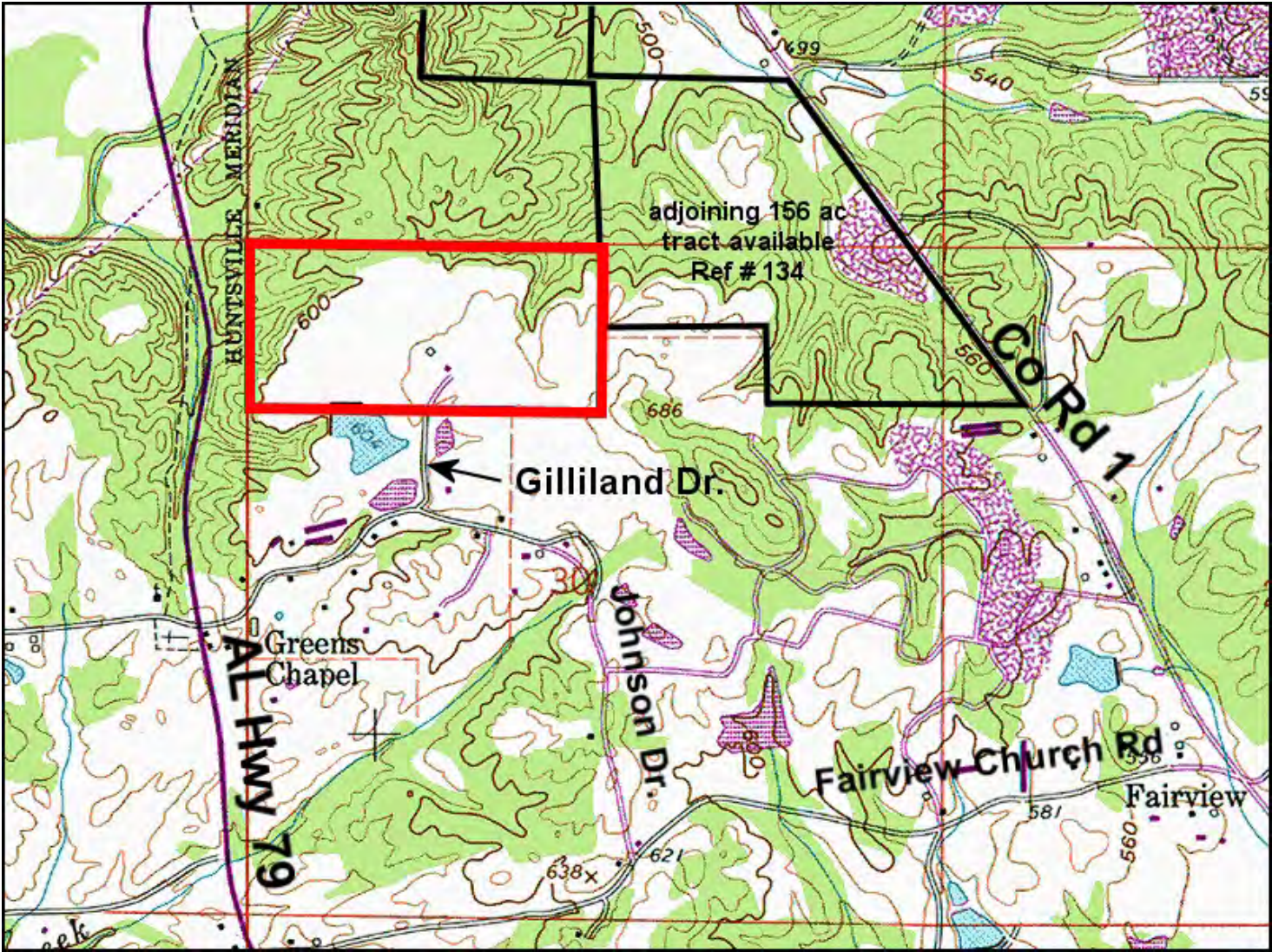
- Located in Blount County about 1 mile south of Cleveland
- Timber is a natural stand of mixed pine & hardwood + about 31 acres of planted pines
- CRP payments of \$1,200/year expire in the year 2021
- Old farm house on the property
- Access is well-established but gated and un-deeded.
- Several nice home sites. Power and water available at the south line
- Adjoining 156 acre tract also available (see topo for details)
- Access is behind a locked gate. Call agent for combo

All distances and acres are estimates and should be independently verified



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.

Directions from the intersection of I-20/59 Exit #134 in Roebuck (AL Hwy 75): (41 minutes to the property)
From I-20/59 Exit #134, take AL Hwy 75 north toward Oneonta for 25.9 miles. Take a left at Blount Co Road 1 and go 4.6 miles to Fairview Church Rd. Take a left and go 1.0 mile to Johnson Drive. Take a right and go 0.7 miles to Gilliland Drive. Take a right and go 800 feet to the gate that is on the south line of the property. Look for the Cyprus Partners sign. The gate is located at Lat: 33° 57' 55.6"N.; Lon: 86° 34' 54.0" W.



Aerial view