

# Chilton Co., AL

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Reference # 327

More info at  
205-936-2160

**Land For Sale**  
**127 acres +/-**  
**\$222,250**

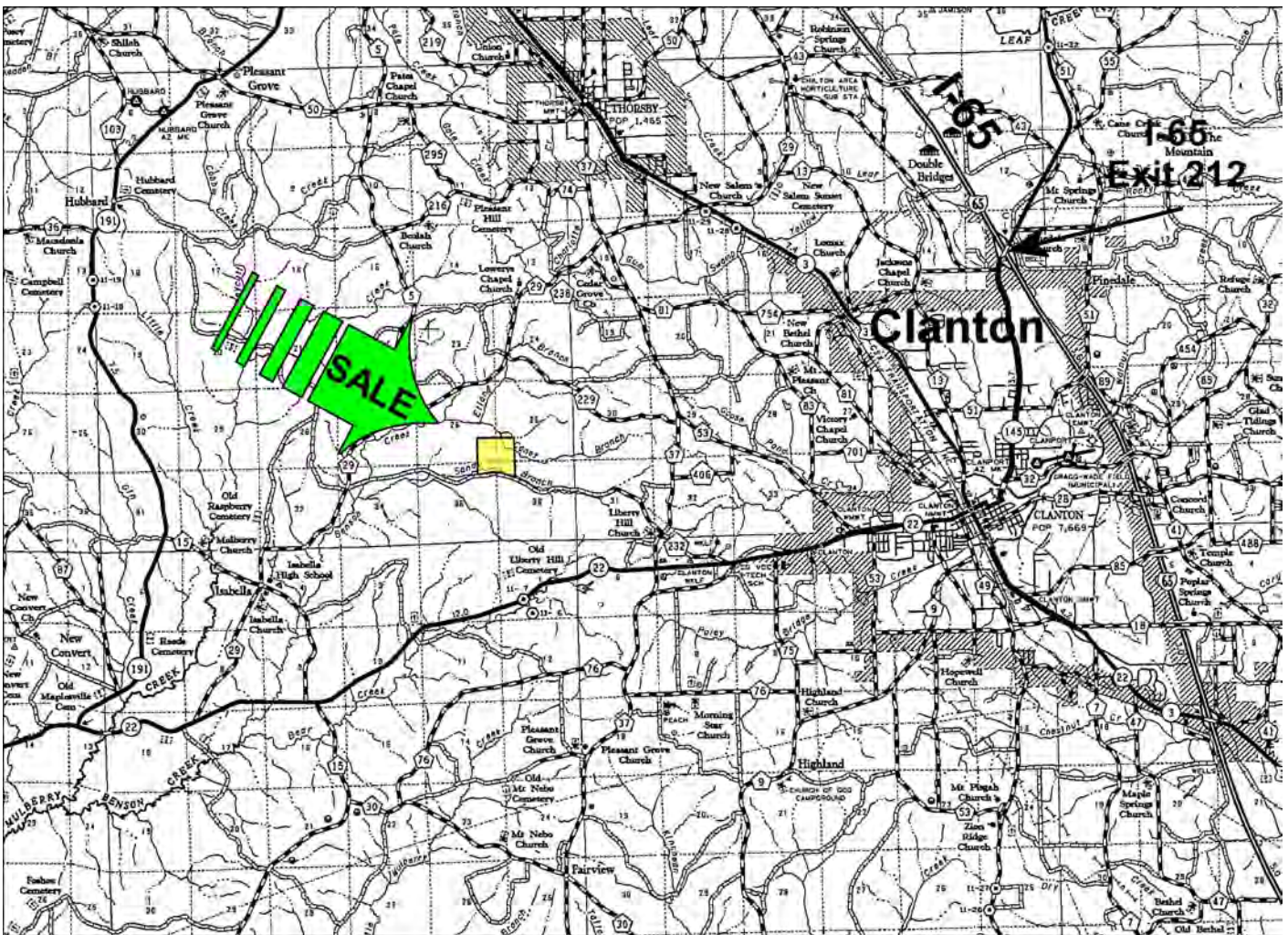
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located in Chilton County about 6 miles west of Clanton
- Timber is a mature stand of mixed pine and hardwood. Call for timber appraisal
- About ½ mile of frontage on County Road # 232, a gravel road
- Great hunting with 5 green-fields and lots of water
- No power or water available (power about ½ mile to the west)
- About ½ mile on Sandy Branch, a perennial creek
- An adjoining 220 acres across the road is also available (see topo map)

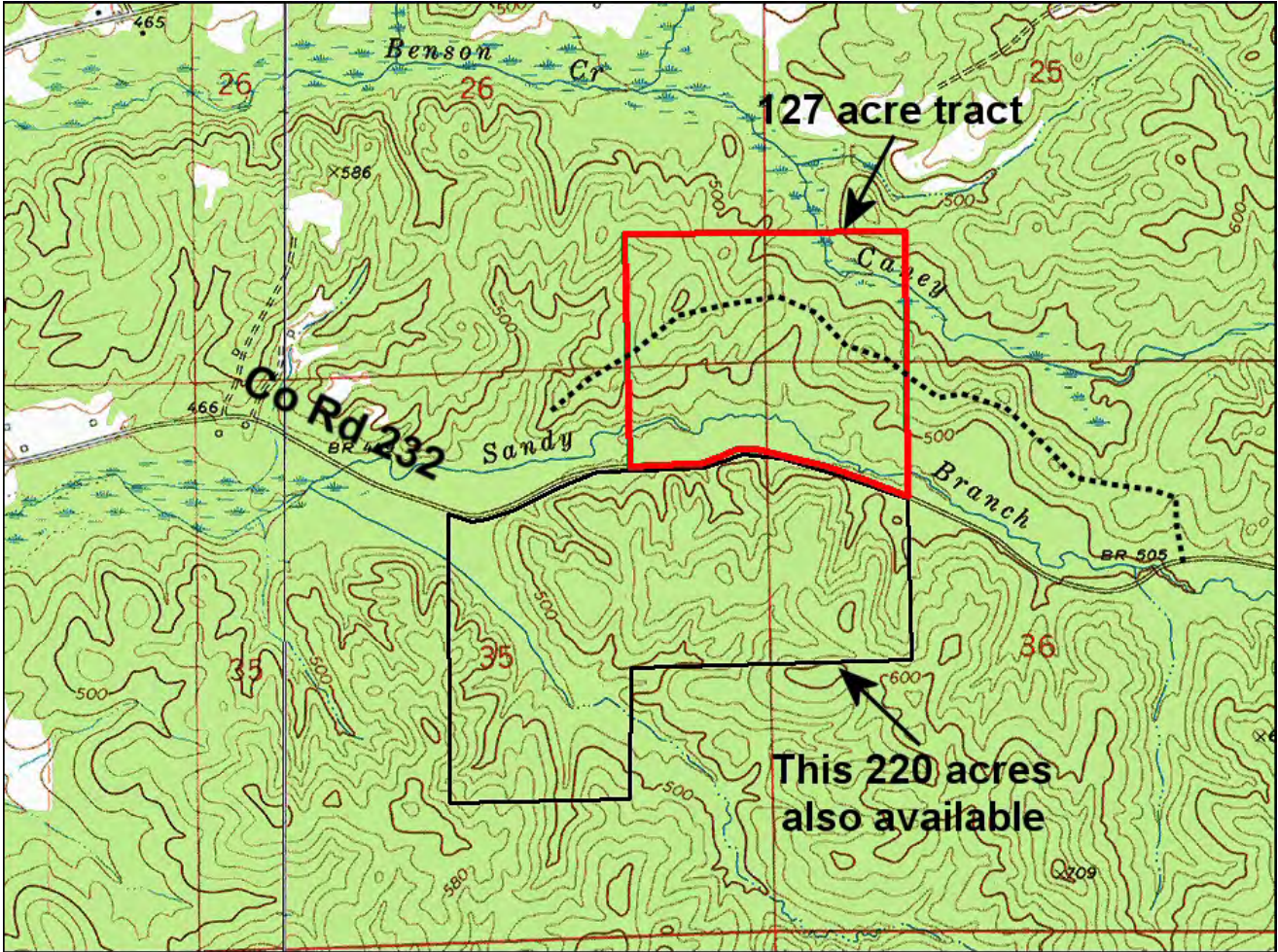
All distances and acres are estimates and should be independently verified



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-65 Exit #212 (AL Hwy 145): (20 minutes to the property)  
From I-65 Exit # 212, take AL Hwy 145 south toward Clanton for 3.2 miles. Take a right on 3<sup>rd</sup> Ave. North and go 0.4 miles to US Hwy 31. Take a right and go one block to the light and take a left on AL Hwy 22. Go 4.1 miles to County Road 37 and take a right. Go 0.5 miles to County Road 232 and take a left. Go 2.2 miles to the east line of the property. Look for the Cyprus Partners sign. The property is on the right for the next ½ mile. You are welcome to look on your own or you can set up an appointment. Access is by walking in from Co. Rd 232. You are welcome to look on your own or you can set up an appointment with the agent. The east line of the property intersects Co. Rd. 232 at Lat: 32° 50' 49.77"N.; Lon: 86° 43' 52.11" W.



Aerial view