

Clay Co., AL

SEE PHOTOS
ON WEB

www.cypruspartners.com

Reference # 314

More info at
205-936-2160

Land For Sale

168 acres +/-

\$239,459

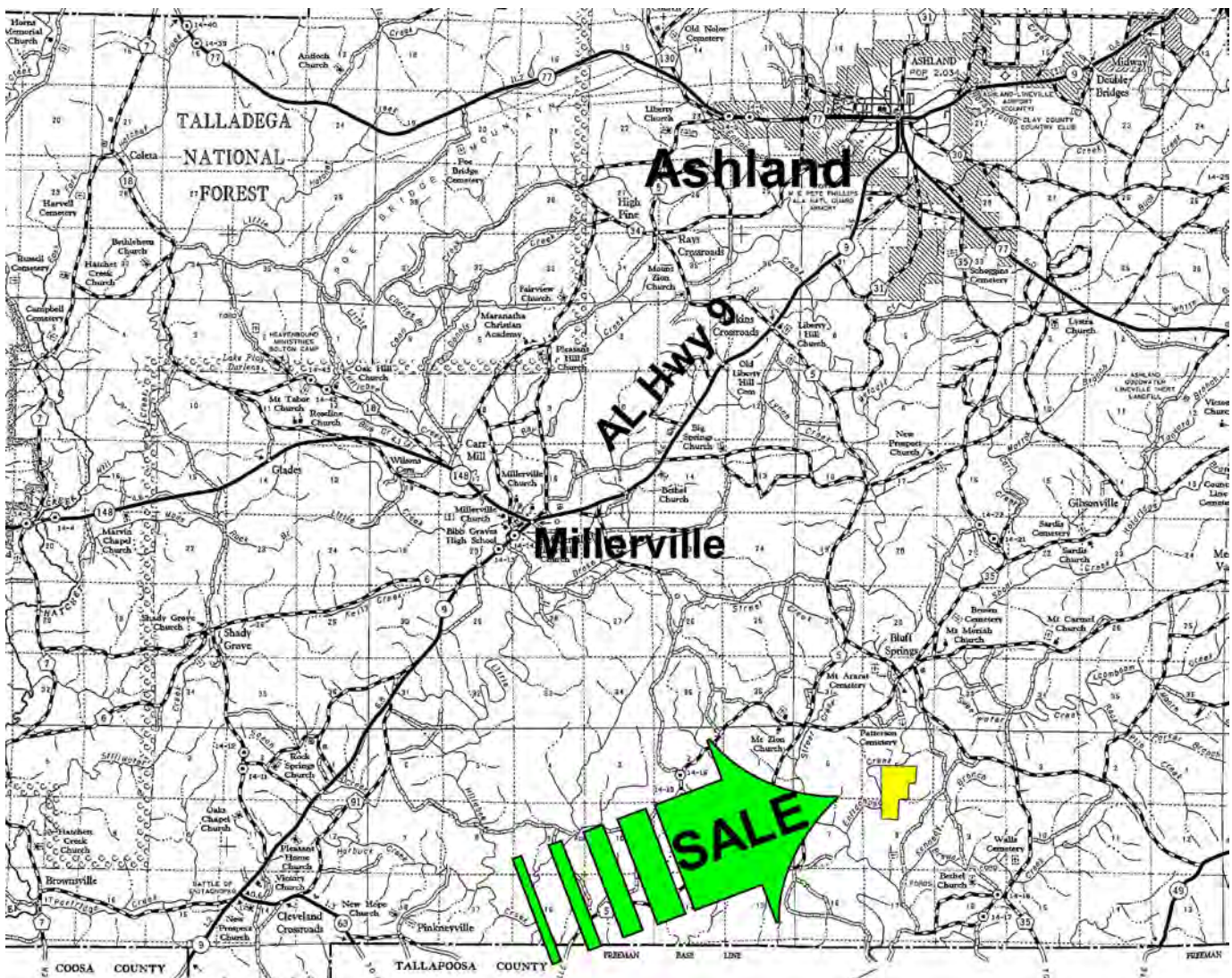
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

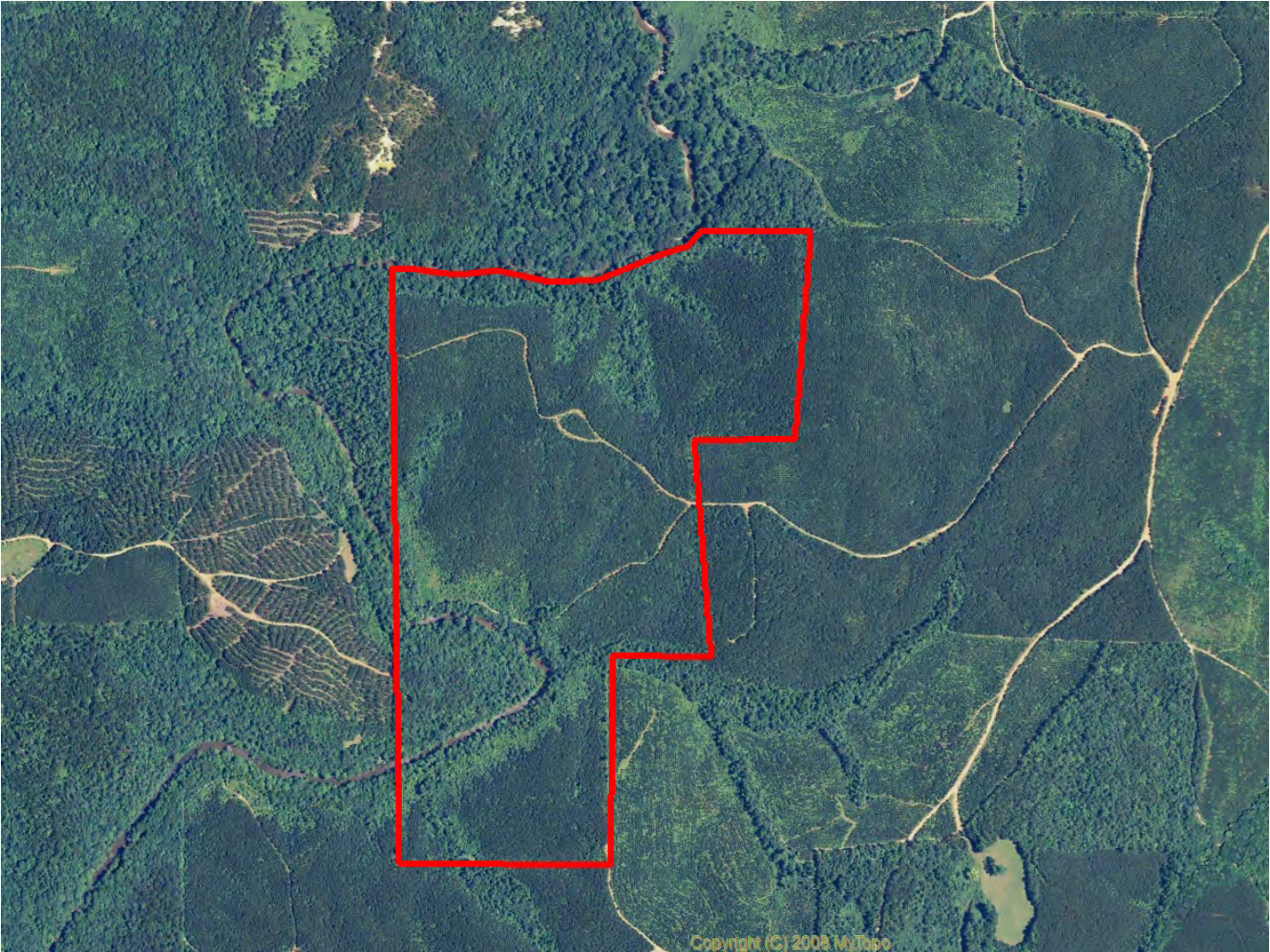
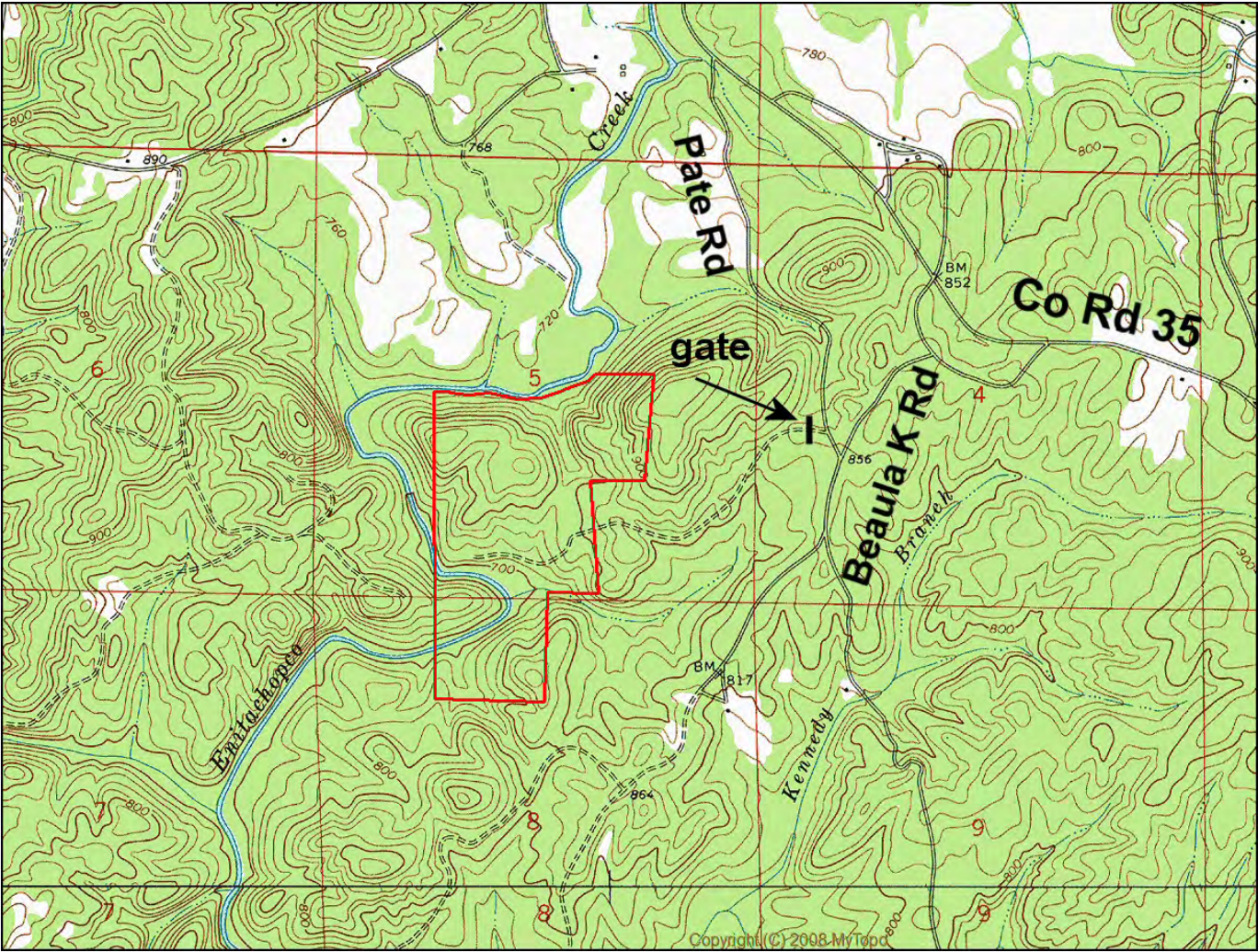
- Located in south Clay County 9 miles due south of the town of Ashland
- Access is on an un-deeded dirt road across paper company land (see directions)
- 109 acres of genetically improved loblolly pine planted in 2003
- ¾ miles on Enitachopco Creek
- Planted pine areas are not steep or rocky
- 59 ac of natural timber on steeper areas along creek
- Gate locked, so call for combo

All distances and acres are estimates and should be independently verified



Directions from the intersection of U S Hwy 280 and AL Hwy 22 (Alexander City): (36 minutes to the property)

From the intersection of U S Hwy 280 and AL Hwy 22 in Alexander City, head east on Hwy 22 and go 15.2 miles to AL Hwy 49. Take a left and go 2.9 miles to Bluff Springs Rd. Take a left and go 5.5 miles to Beaula K Rd. Take a left and go 0.4 miles to Pate road. Take a right and go 200 feet to a woods road on the left and a locked gate. Look for the Cyprus Partners sign. The property is 0.63 miles past the gate down the woods road. You are welcome to walk and look on your own (call for gate combo), or you can set up an appointment with the listing agent. Use the topo map in the brochure as a guide (see "download brochure" link). The gate is located at Lat: 33°08'24.16" N. Lon: 85°49'30.04" W.



Aerial view

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.