

# Calhoun Co., AL

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Reference # 299

More info at  
205-936-2160

**Land For Sale**  
**129 acres +/-**  
**\$280,575**

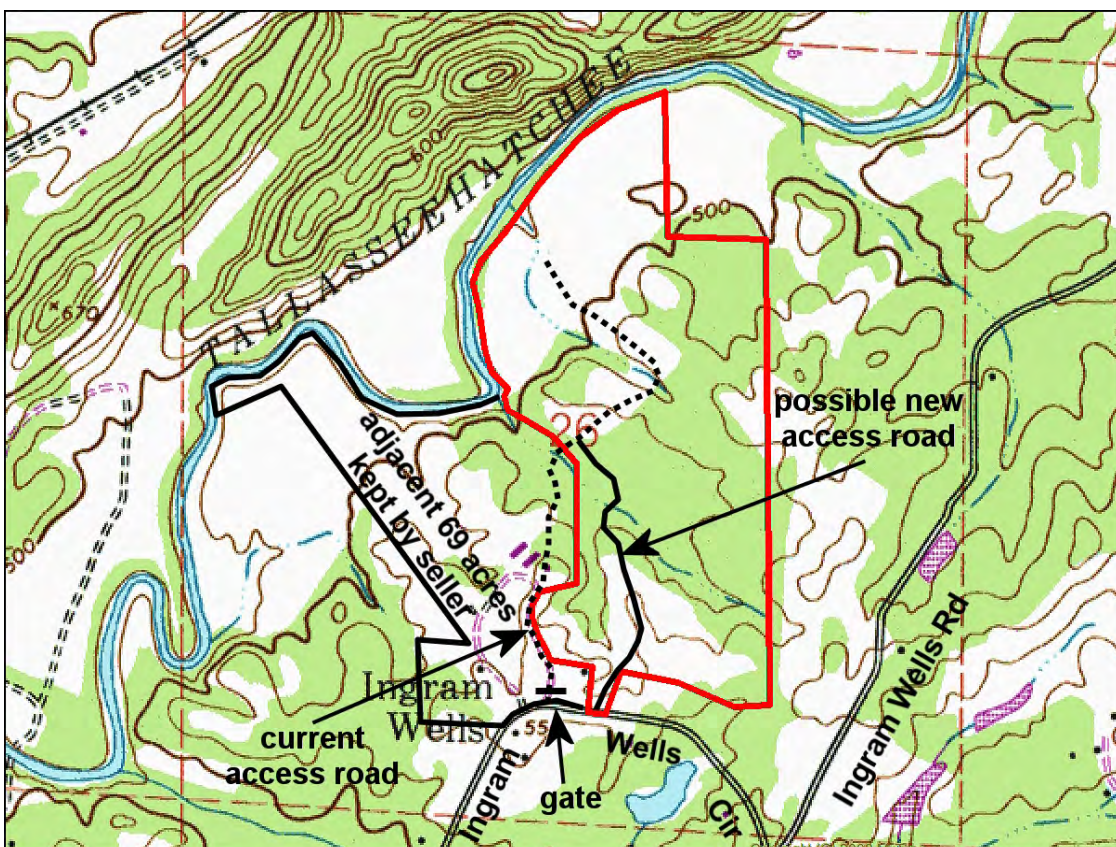
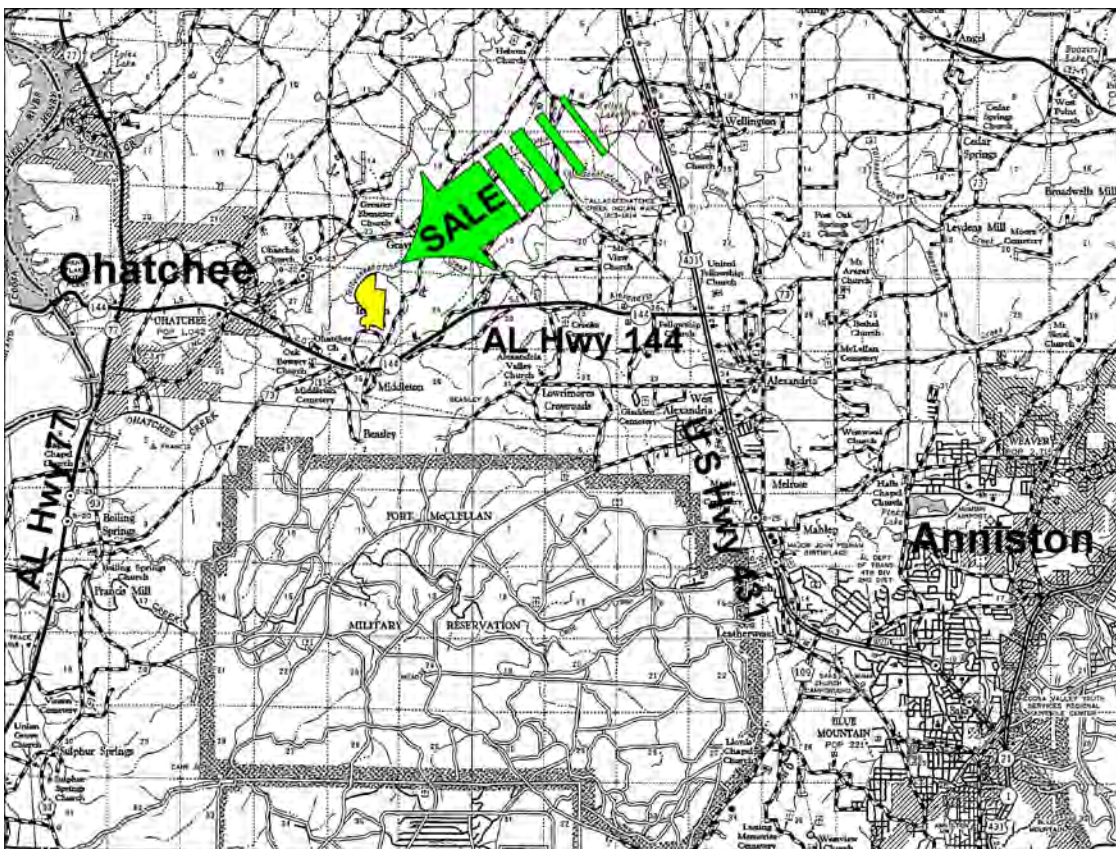
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located in western Calhoun County near Ohatchee
- Easy access – about 20 min from I-20 Exit 168 (Lincoln)
- Beautiful bottom land fields along Tallassee hatchee Ck. (2,600' on the creek)
- 12 acres in cultivation & 16 acres in hay fields. Balance in hardwood timber
- Paved road frontage, power and city water - several great home sites
- Access is on a dirt road across a parcel of land being kept by the seller (see topo map) Gate is locked so call agent for combo

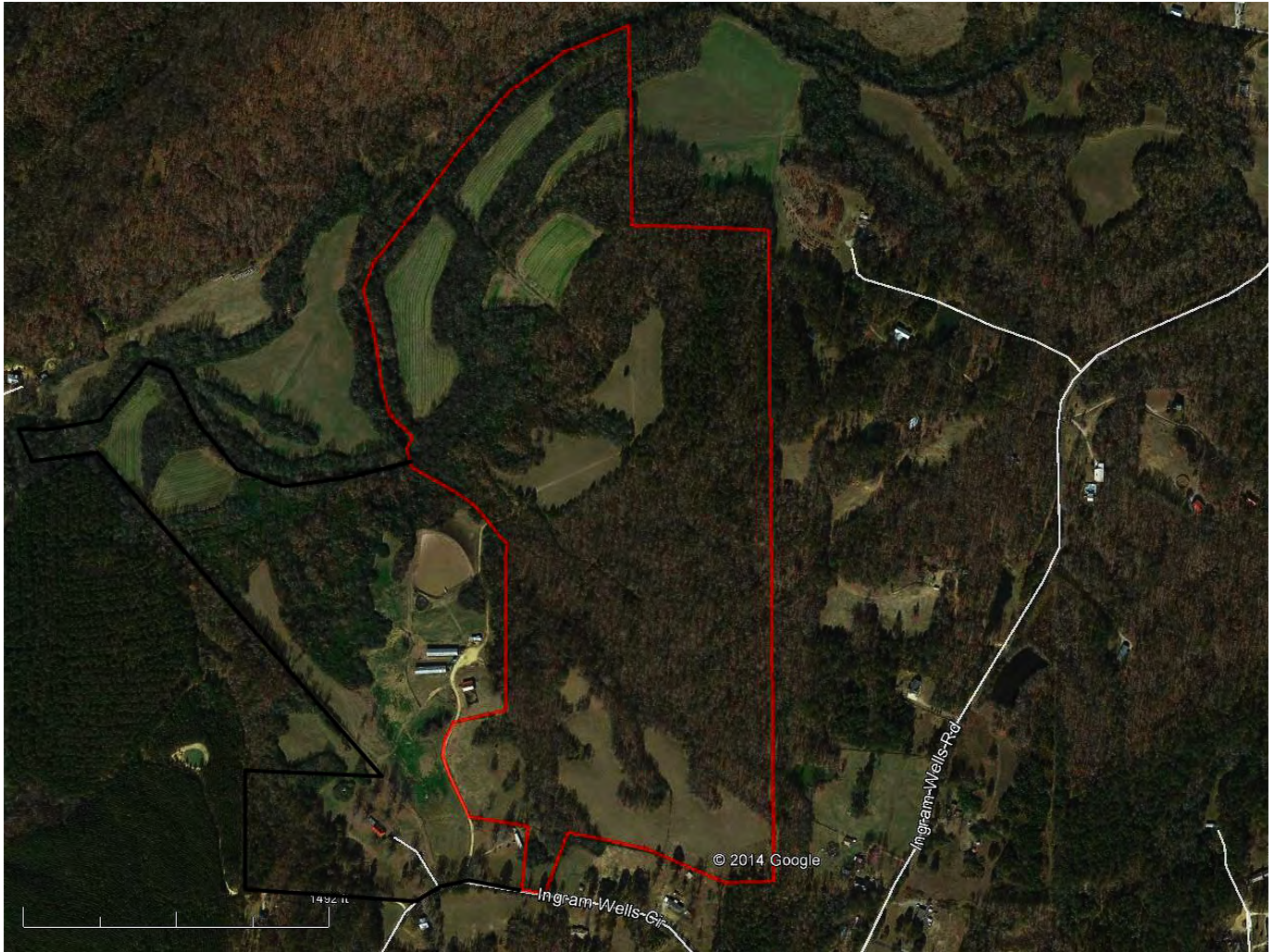
All distances and acres are estimates and should be independently verified





Directions from I-20 Exit 168 (Lincoln-AL Hwy 77): (20 minutes to the property)

From I-20 Exit 168 go north 10.9 miles (through Lincoln) on AL Hwy 77 to Boiling Springs Rd. Take a right and go 4.9 miles to AL Hwy 144. Take a right and go 0.3 miles to Ingram Wells Circle. Take a left and go 0.6 miles to the entrance to the property on the left. Look for the Cyprus Partners sign. You are welcome to look at the land on your own or you can set up an appointment. The gate is locked so call the agent for the combo (Tom Brickman, 205-936-2160). The entrance road is located at Lat: 33°46'44.06" N. Lon: 85°58'43.62" W. The current access road as shown on the topo map runs across land being kept by the seller. For now, it is the only way to view the property. However, a possible new access road is shown on the topo map that if constructed would give the new owner an exclusive-use access road.



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.