

Cleburne Co., AL

SEE PHOTOS
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www.cypruspartners.com

Reference # 295

More info at
205-936-2160

Land For Sale
130 acres +/-
\$292,500

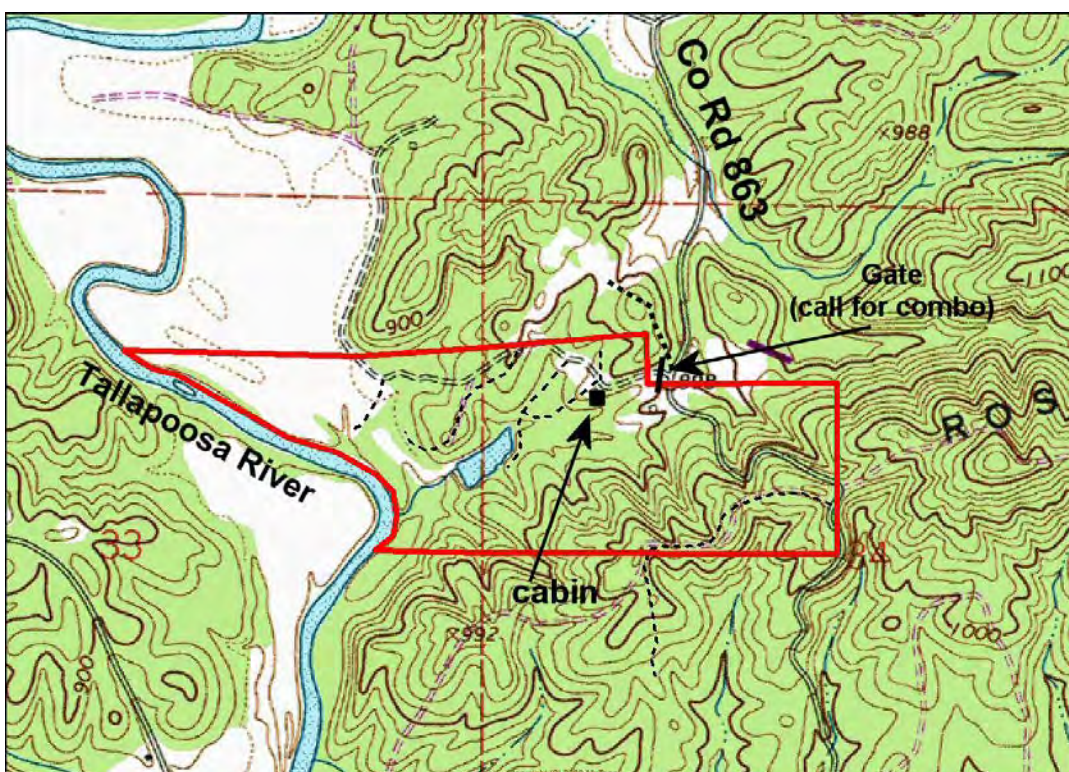
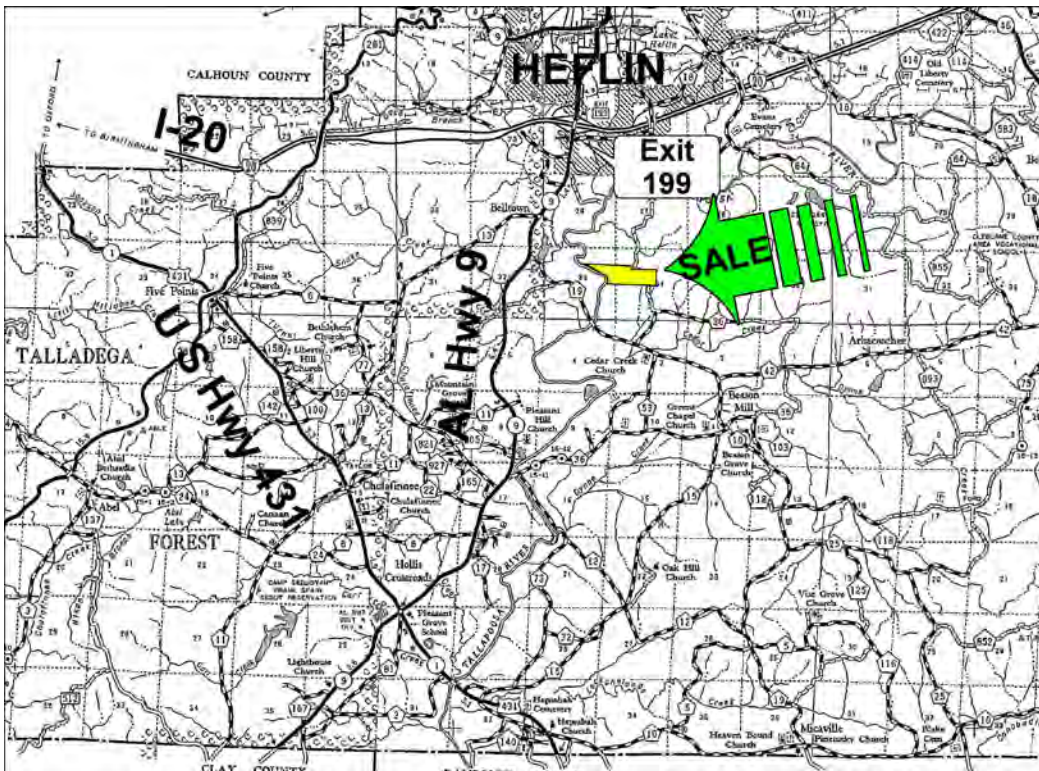
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in southern Cleburne County 3 miles S of Hefflin and 12 minutes from I-20
- Great hunting property with 1-room cabin, a 2 acre pond and 2,800' on the Tallapoosa River
- Timber is beautiful mature hardwood with some scattered pine
- Excellent internal road network goes to lake and the river
- Access is on a gravel public road – locked gate, so call for combo
- The cabin has 1-room with power, well water. Caution – well on south side of cabin

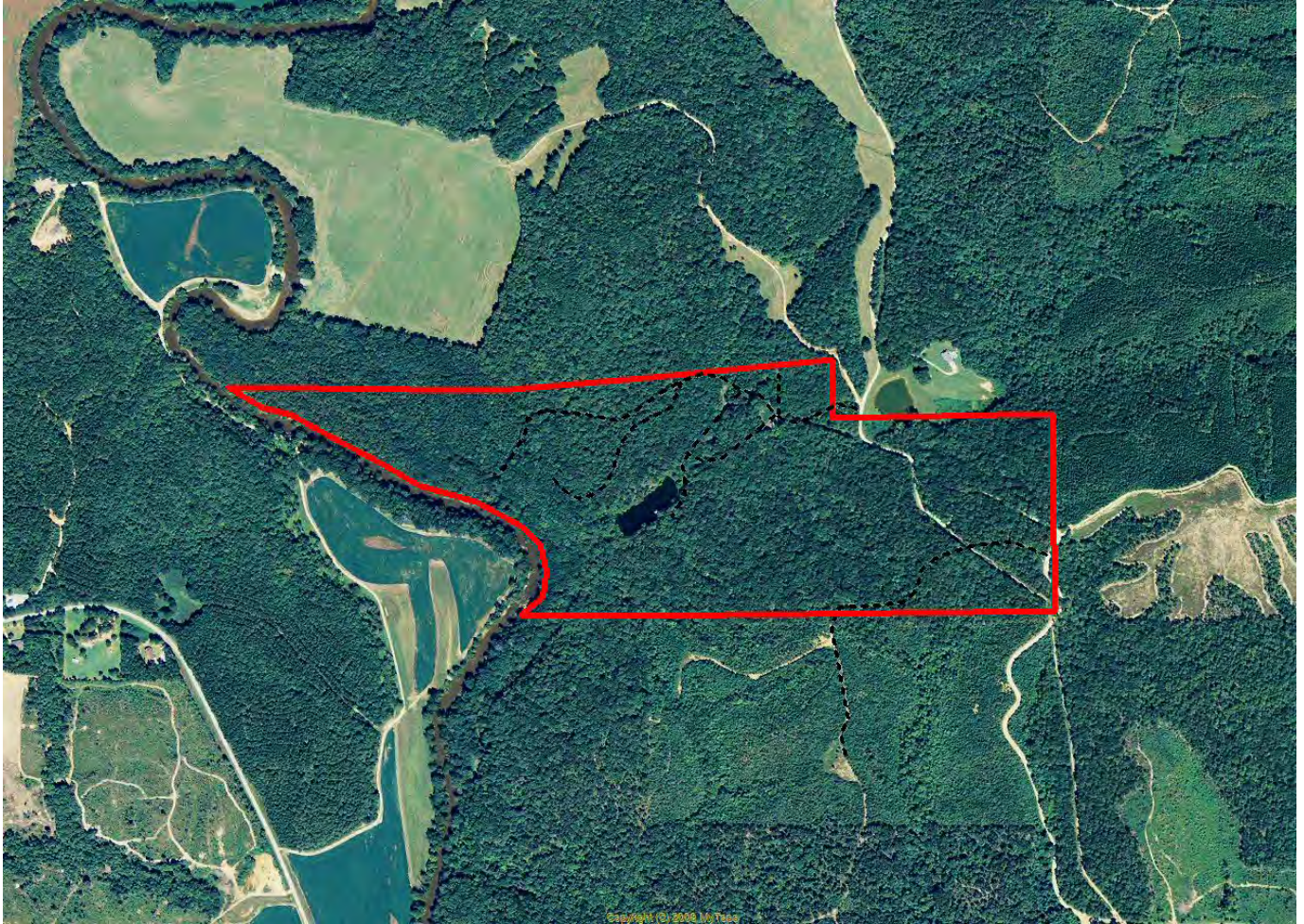
All distances and acres are estimates and should be independently verified



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 I-20 Exit 199 at Heflin (it is 12 min. to the property)

From I-20 Exit 199, go south on Hwy 9 for 1.9 miles. Take a left on County Road 19 and go 2.2 miles. Take a left on County Road 36 and go 0.5 miles. Take a left on County Road 863 and go 0.9 miles to the property entrance and gate on the left. Look for the Cyprus Partners sign. The gate is locked so call the agent for a gate combo. You are welcome to look on your own or you can set up an appointment. A pickup truck will be needed from this point on. Use the aerial photo as a guide. The entrance gate is located at Lat: 33° 35' 36.33" N. Lon: 85° 34' 53.51" W.



Aerial view