

Macon Co., AL

**SEE PHOTOS
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www.cypruspartners.com

Reference # 287

More info at
334-321-1865

Land For Sale
129 acres +/-
\$277,350

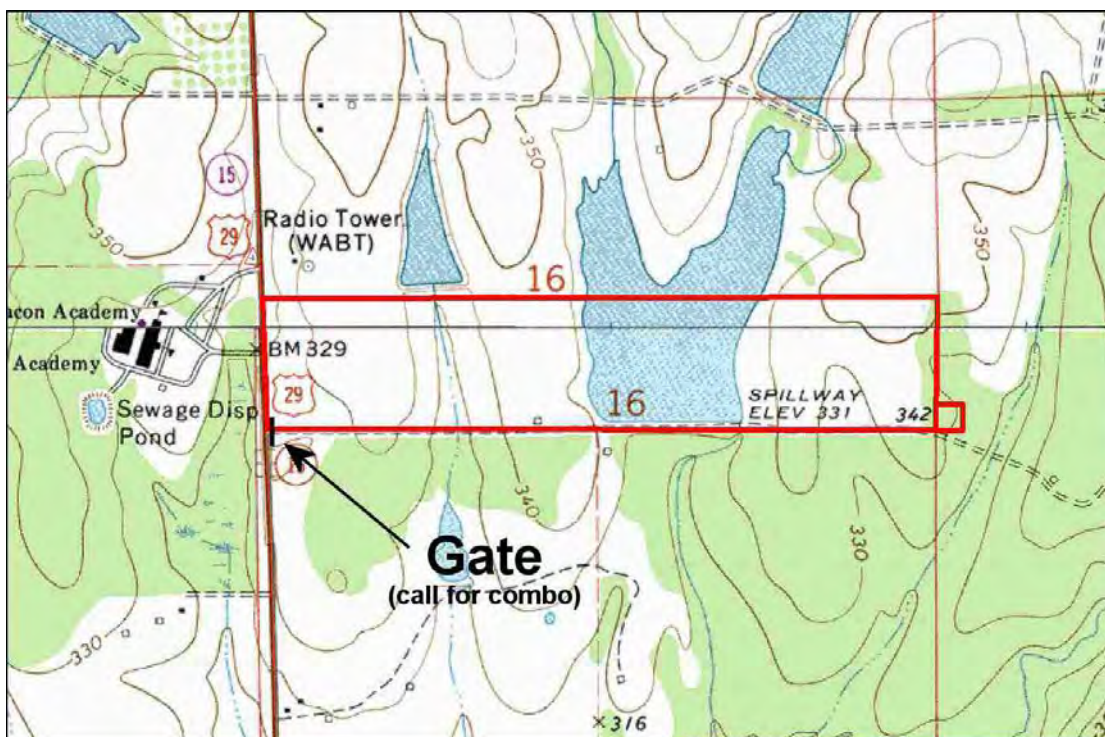
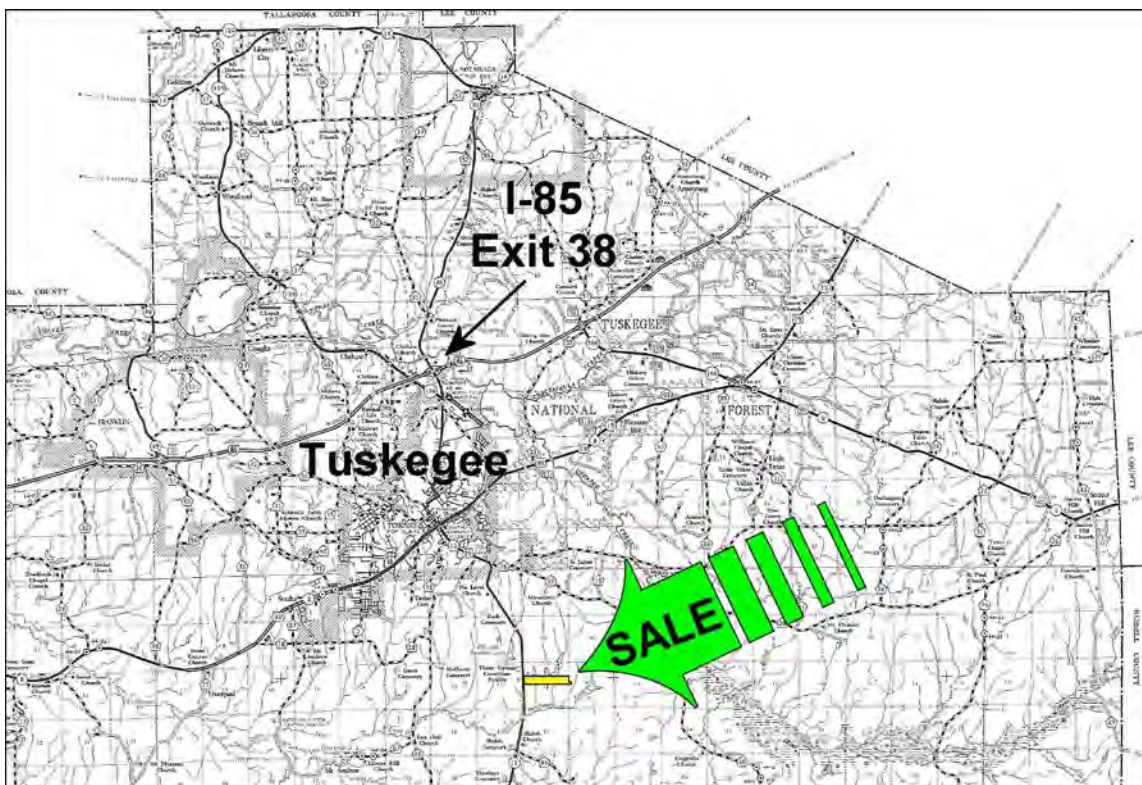
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in central Macon County about 13 miles from I-85 Exit 38 and about 4 miles south of Tuskegee
- A lake comprises 25 acres of the property (the lake is shared with an adjoining property)
- Good timber on 47 acres of once-thinned planted pines. The balance of acres are in hardwood timber and about 30 acres brush on abandoned fields (great deer habitat)
- Property fronts for ¼ mile on paved AL Hwy 29. Power & water available
- The gate is locked so call the agent to get the gate combo

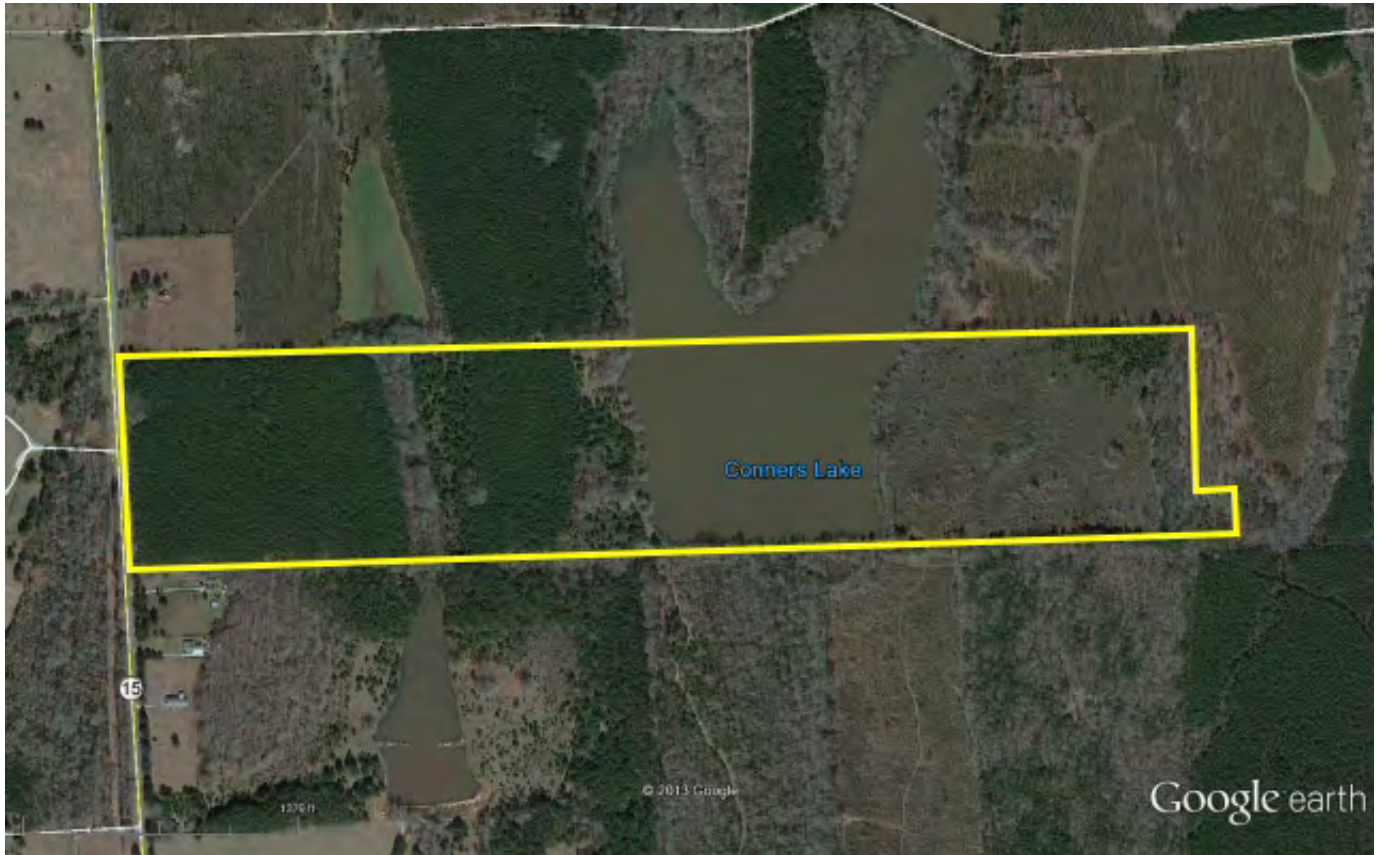
All distances and acres are estimates and should be independently verified



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 I-85 Exit 38 (Tuskegee Exit): (13 minutes to the property)

From Exit 38 go south 0.7 miles towards Tuskegee on AL Hwy 81 and turn left onto Chappie James Ave. Continue 2.0 miles to US Hwy 80 and take a right. Go 1.8 miles to AL Hwy 29 (South Main Street) and take a left. Continue on AL Hwy 29 for 4.4 miles to the property entrance on the left. At this point you'll see a Cyprus Partners sign. The gate is locked, so call agent before you drive to the property to get the combo. You are welcome to look on your own or you can set up an appointment. The gate is located at Lat: 32°22'21.88" N. Lon: 85°39'31.75" W.



Aerial view