

Chilton Co., AL

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www.cypruspartners.com

Reference # 262

More info at
205-936-2160

Land For Sale
63 acres +/-
\$87,000

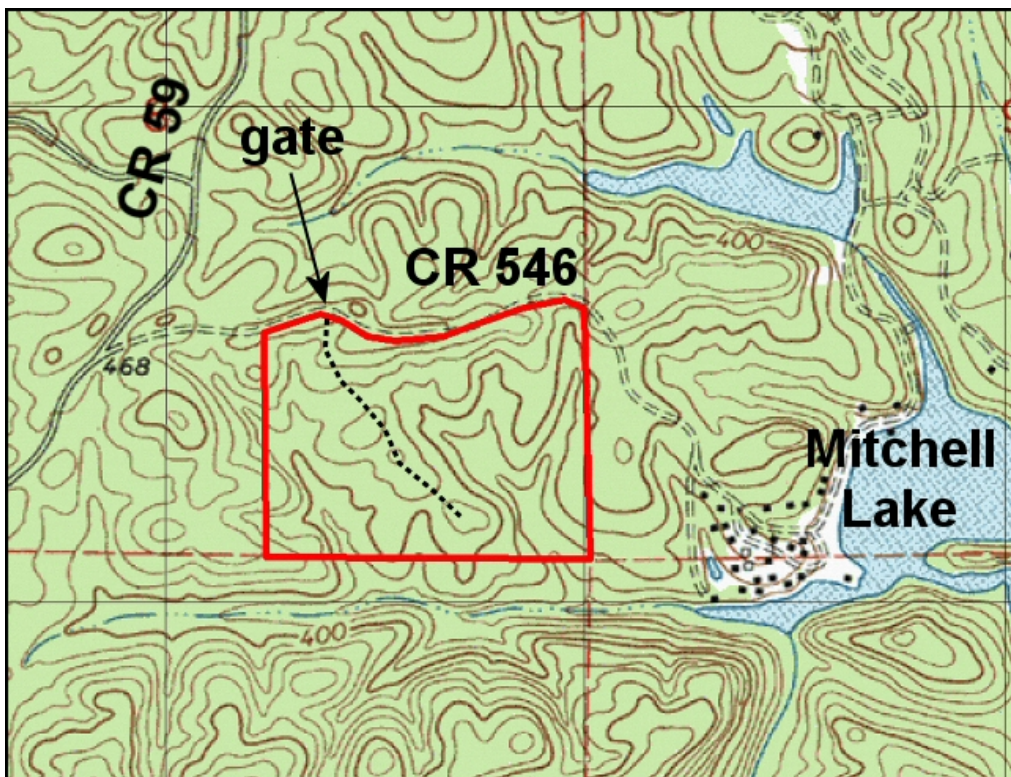
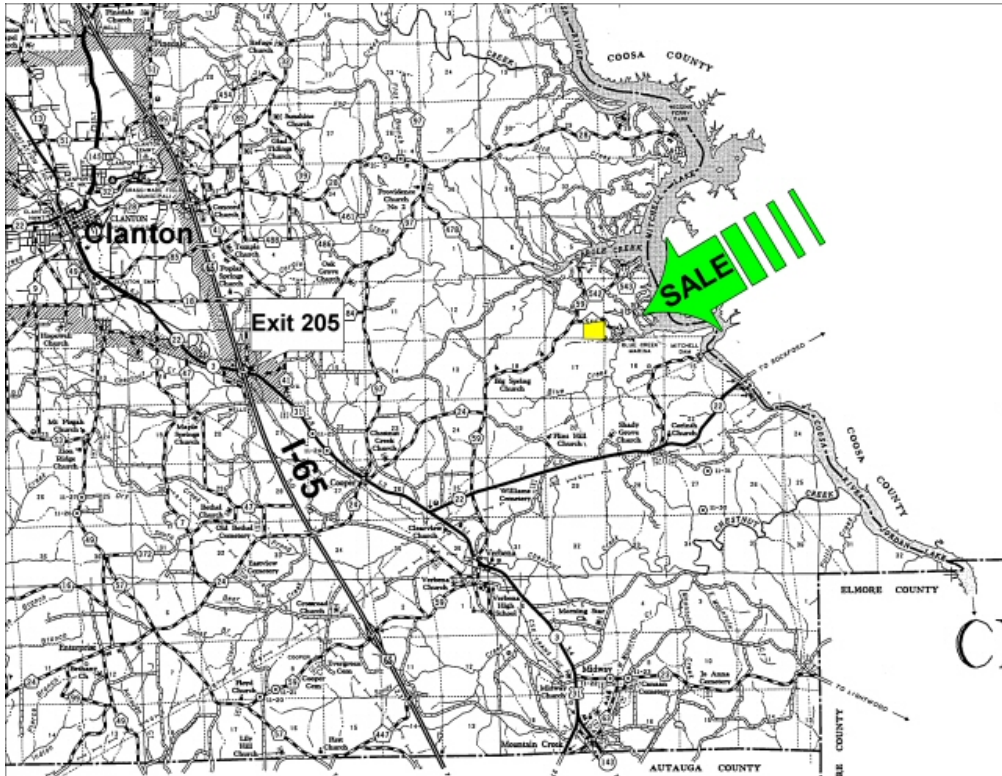
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in southeastern Chilton County about 15 minutes from I-65 exit 205 at Clanton
- Good home sites, ½ mile paved road frontage with utilities
- About 1/2 mile to Blue Creek Marina on the Coosa River
- Some timber value (call for timber appraisal)
- Gate is locked so call for 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-65 Exit 205: (14 minutes to the property)

From I-65 Exit 205 at Clanton (U. S Hwy 31 exit) go 4.0 miles south on U. S. Hwy 31 (away from Clanton) and take a left onto AL Hwy 22. Go 0.8 miles and take a left onto Co. Rd. 59. Go 3.8 miles and take a right onto Co. Rd 546. Then go 0.3 miles to a cable gate on the right. Look for the Cyprus Partners sign and pink flagging. The gate is locked with a combination lock so call the agent at 205-936-2160 to get the combo. You are welcome to look on your own or you can set up an appointment. Use the topo map as a guide from this point. Gate is located at Lat: 32°48'47.65" N. Lon: 86°28'47.40" W.



Aerial view