

Coosa Co., AL

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Reference # 263

More info at
205-936-2160

Land For Sale
99 acres +/-
\$183,000

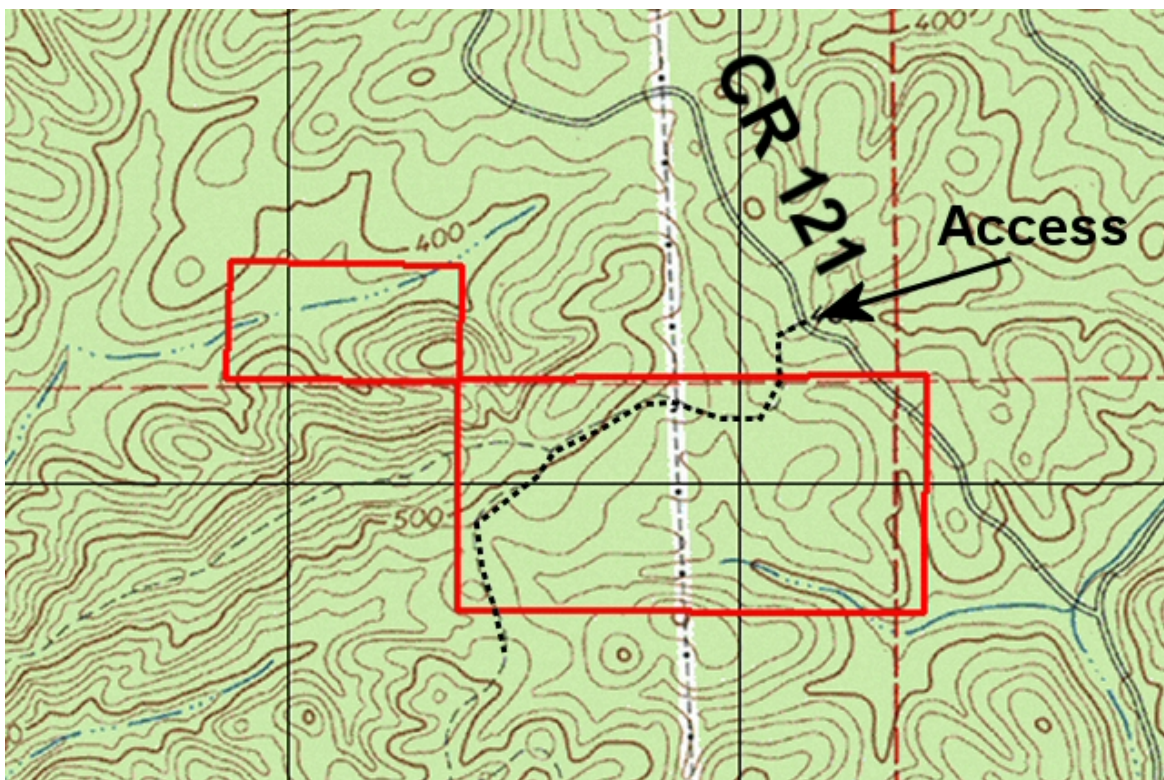
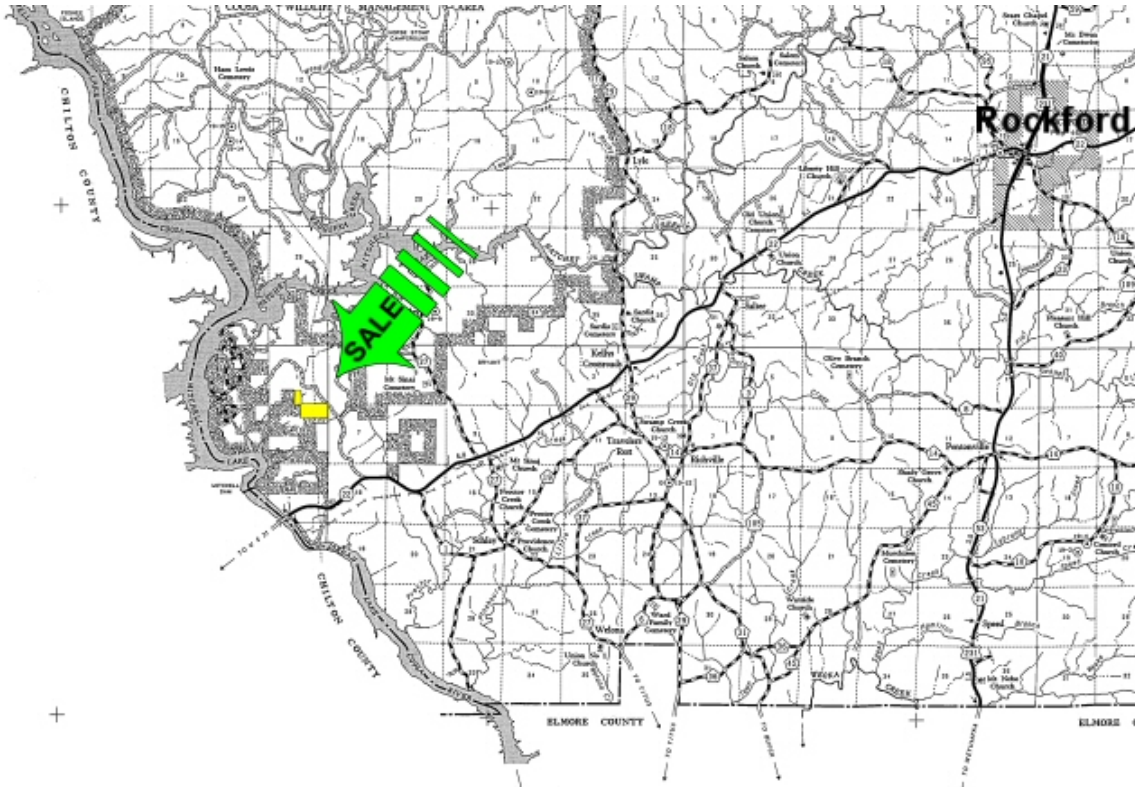
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in southwestern Coosa County about 18 minutes from I-65 exit 205 at Clanton
- Property touches paved road but access is about 300 yards over a dirt road across the adjoining landowner
- Good home sites, about 400 feet of paved road frontage with utilities
- Significant timber value (call for timber appraisal)

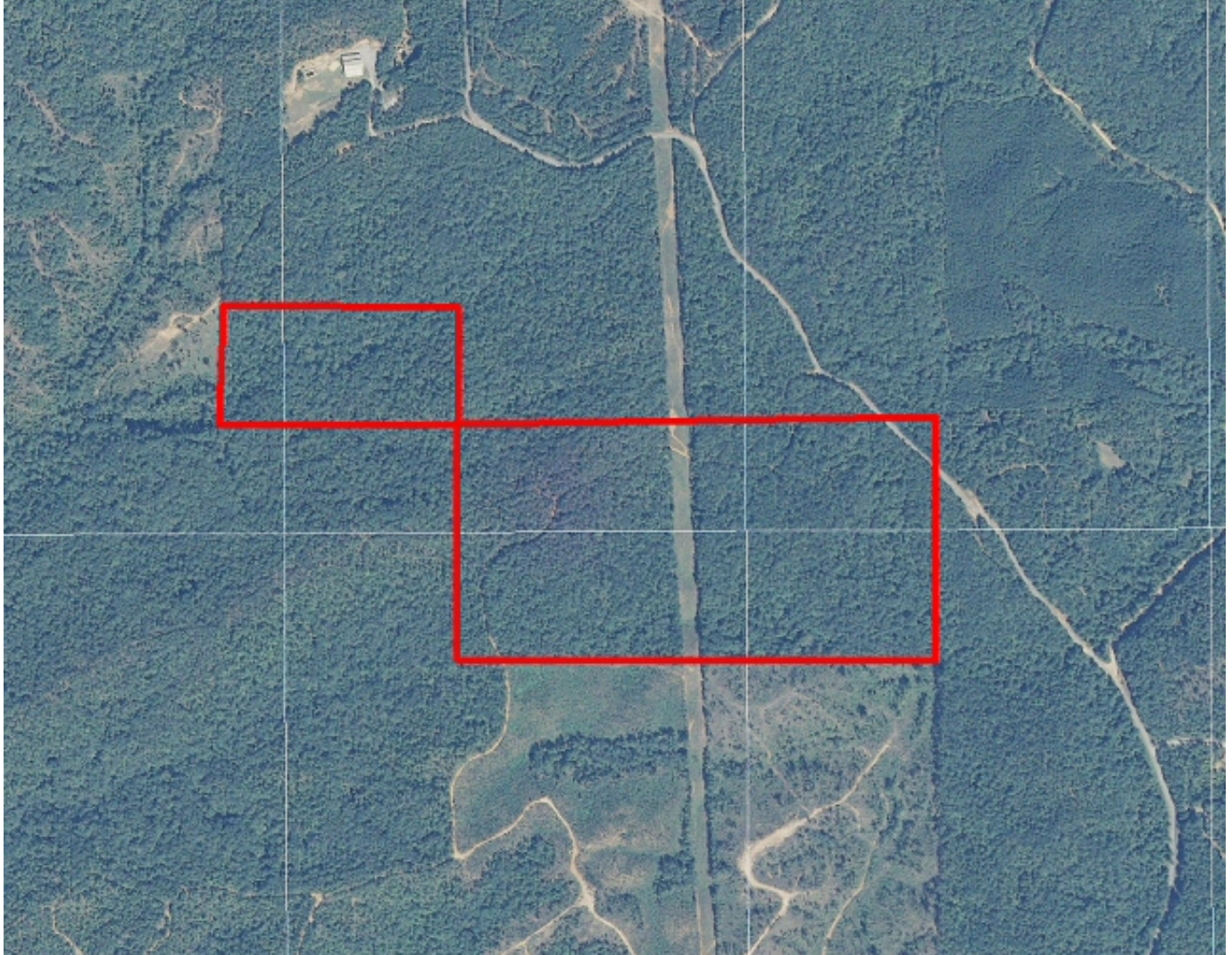
All distances and acres are estimates and should be independently verified



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: (18 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 7.7 miles (crossing over the Coosa River) and take a left on Coosa County Road 121. Go 1.7 miles to a dirt road on the left and a small Cyprus Partners sign. About 300 yards before this turn you'll cross the northeast corner of the property and see a large Cyprus Partners sign and pink flagging where the boundary lines cross the paved road. You'll need a pickup truck from this point on. Take a left on the dirt road (there is no gate) and go about 300 yards across the adjoining landowner to where the north line crosses the road. It is marked in pink flags. 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. The intersection of the dirt road and Co. Rd. 121 is located at Lat: 32°49'38.68" N. Lon: 86°25'25.87" W.



Aerial view