

Coosa Co., AL

SEE PHOTOS
ON WEB

www.cypruspartners.com

Reference #421

More info at
205-500-0437

Land For Sale

46 AC +/-

\$69,000

Exclusive Agent For Owner

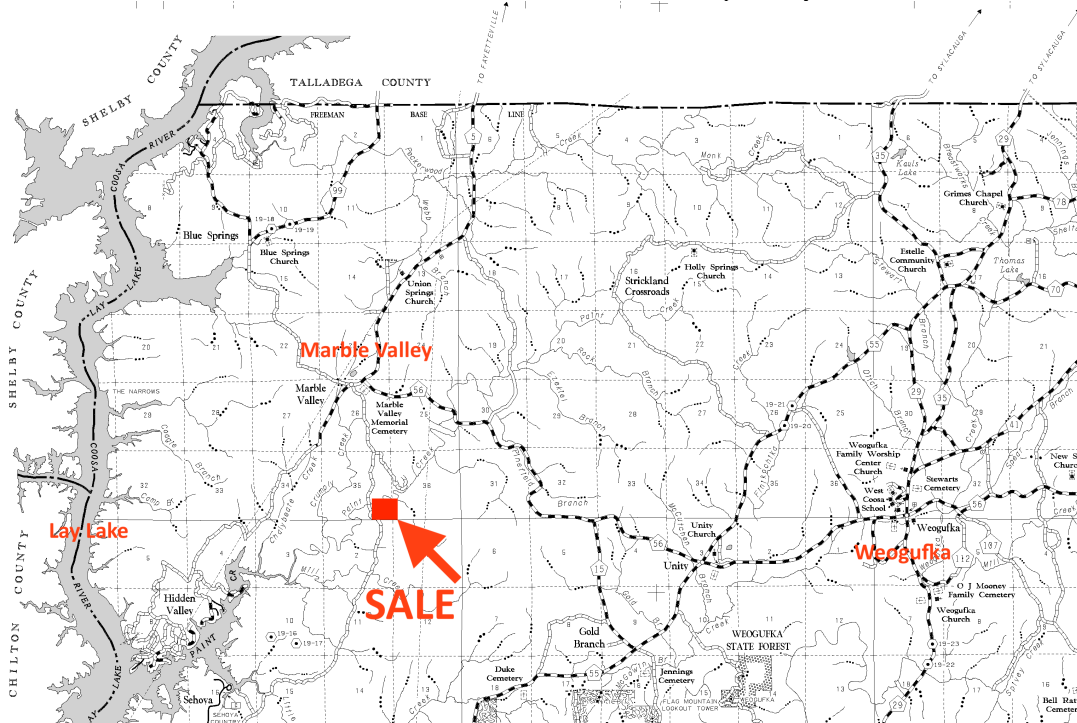
CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

Wild and Scenic: Alabama Woodland At Its Best

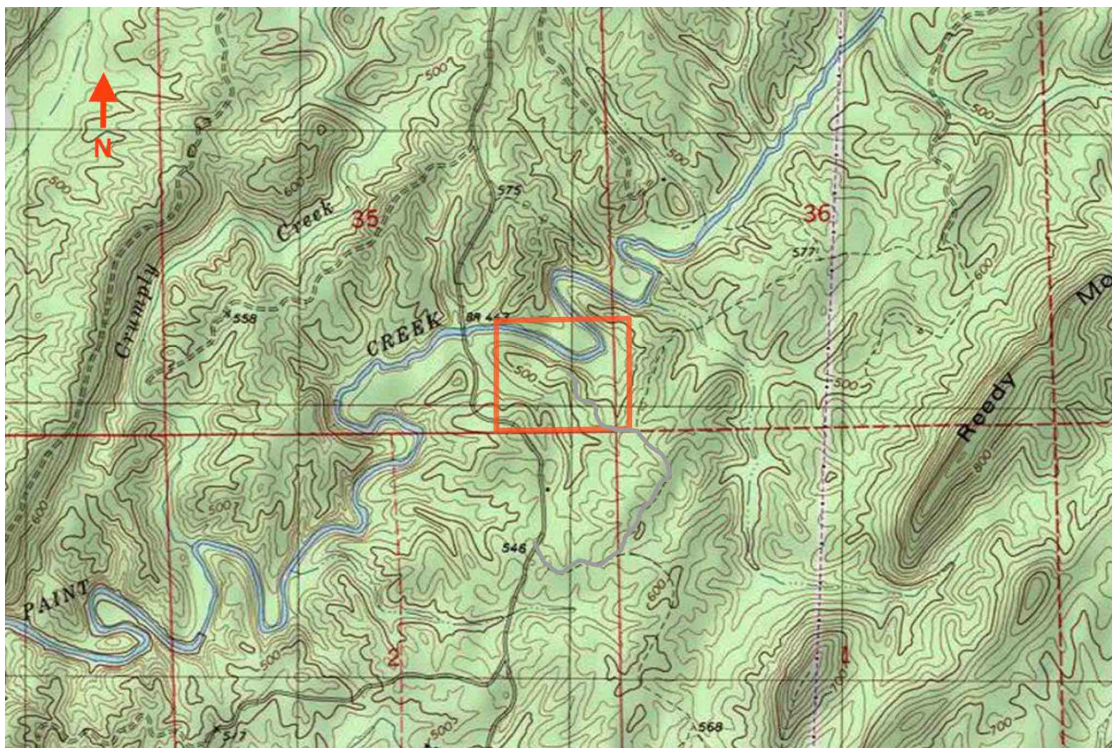
- Escape from the demands of modern life and come relax by Paint Creek in peaceful solitude.
- Situated in the Northwest part of Coosa County between Marble Valley, Weogufka, and Lay Lake.
- Access via 330 ft. frontage on Little Tom Road (Gravel-County Road) and private dirt road.
- Paint Creek flows through the North third of tract for 1,900 ft.
- Thriving forest ecosystem is biologically diverse and deer and turkey sign abounds.
- Adjacent to large blocks of undeveloped land that provides backup for the wildlife.
- Two greenfields and internal dirt road in good condition.
- Low maintenance and low cost of ownership.
- Holds its value so you can enjoy it while you will and then pass it on for others to enjoy.

*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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

DIRECTIONS: 1) Begin at US-280 in Childersburg. 2) Turn onto Co Rd 8 towards Fayetteville and travel 10.7 miles. 3) Turn Left at stop sign by Chevron in Fayetteville. 4) Then turn Right onto Marble Valley Rd and travel 7.9 miles. 5) Turn Left onto Little Tom Road (Co Rd 125) and travel 1.5 miles. 6) Property begins on the Left by Paint Creek Bridge. 7) Northwest corner is on the Left about 700 ft. off the roadway on the Left side of Paint Creek. 8) Continue on Little Tom Rd (Co Rd 125) and travel for 0.6 miles. 9) Turn Left onto Kilpatrick Rd and travel for 0.25 miles. 10) Turn Left on un-named road and travel for .021 miles. 11) Keep Left on un-named road and travel for 0.15 miles to the Southeast corner. 13) Keep Left by the Southwest corner onto the property. 14) The dirt road continues Northwest along the ridge for 0.18 miles. 15) Paint Creek is on Right side of ridge.



ACRES: 46 AC

REF #421

Property Address: Little Tom Rd, AL 35151 County: Coosa County Municipality: Un-incorporated

Market Area: Talladega Springs, Weogufka, Lay Lake, Fayetteville Parcel ID(s): 0507350000007000, 0601010000002000

Tax Value: \$69,000 Yearly Tax Amt: \$184.00 Waterfront: Paint Creek 1,900 ft. S/ T/ R: 35,36/ 24N/ 16E

UTILITIES: 2,000 ft. to nearest power source, No other utilities in the area

ROAD ACCESS: Little Tom Rd passes through the Southwest of property for 330 ft., Gravel-County Road

EASEMENTS: Well-established prescribed access road for ingress/ egress to Southwest corner, No easements crossing tract

IMPROVEMENTS: Two greenfields, One shooting stand, Dirt access road

BUILDINGS: None

LOT DESCRIPTION: Heavily treed, Paint Creek flows through the North third of lot

TOPOGRAPHY: Hilly, 6 to 40 percent slopes

SOILS: 32.4 AC Tallapoosa-Fruithurst complex, 15 to 40 percent slopes. 11 AC Tallapoosa-Badin-Fruithurst complex, 6 to 15 percent slopes

CURRENT USE (PER AC): 43 AC Timber, 3.5 AC Creek, 0.32 AC Greenfield

POTENTIAL USE: Hunting, Recreation, Timber investment, Camping, Paddle sports, Conservation

SURROUNDING AREA: Timberland, County Park, Lay Lake

ASSETS/ AMINITIES: Plenty of frontage on both sides of Paint Creek, Very lush mature hardwood forest, Wild and scenic: Alabama woodland at its best, Thriving ecosystem is biologically diverse and wildlife is abundant, Deer and Turkey sign abounds, Adjacent to large blocks of undeveloped land, Two greenfields, Low cost of ownership, Low maintenance, Holds its value so enjoy it while you will and pass it on for others to enjoy

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PRICE: \$69,000 or \$1,500 per acre