

# Tallapoosa Co., AL

SEE PHOTOS  
On Web Site

[www.cypruspartners.com](http://www.cypruspartners.com)

Reference # 449

More info at  
334-745-7530

**Land For Sale**  
**38 acres +/-**  
**\$110,000**

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

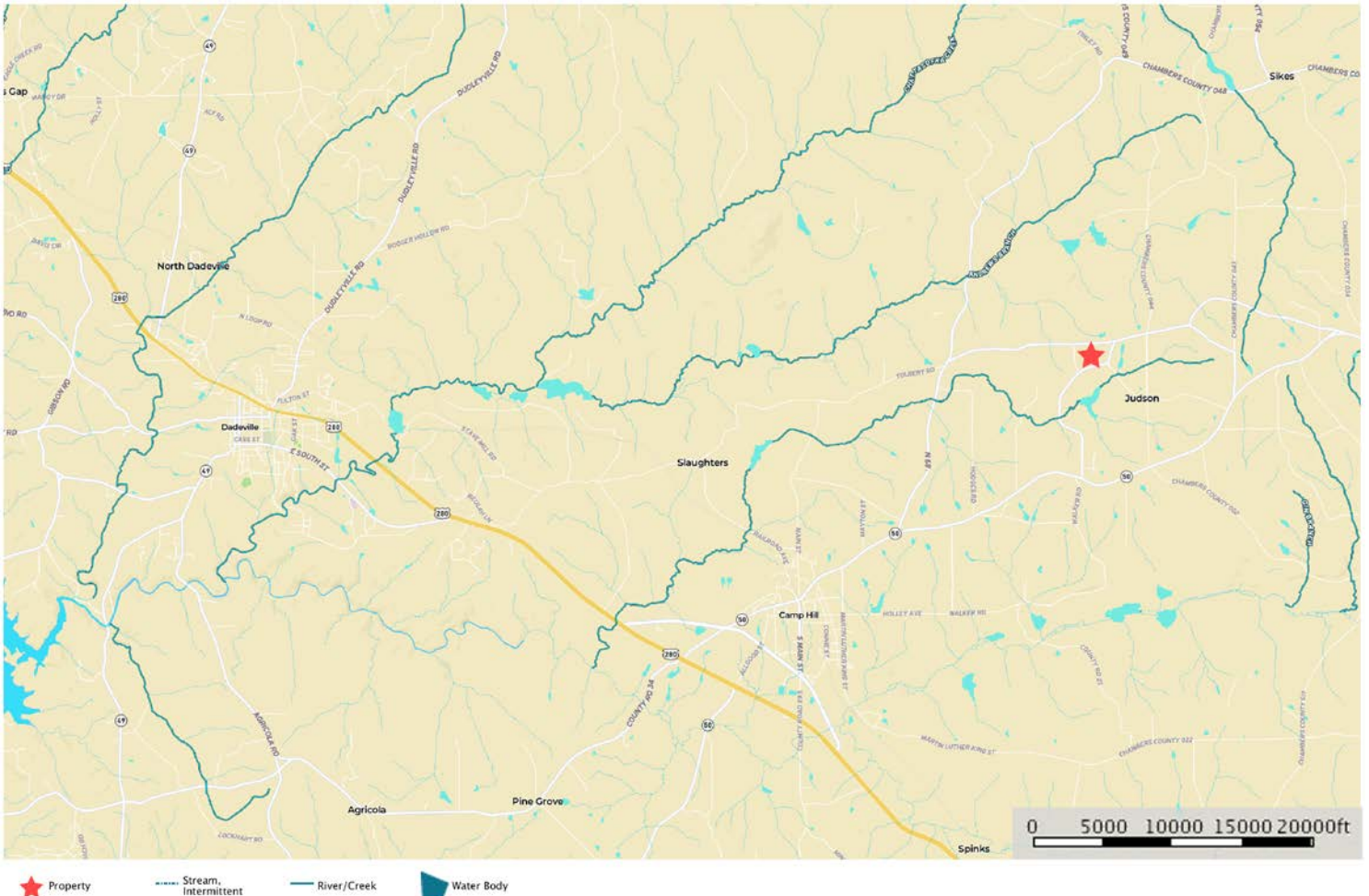
P O Box 590045  
Homewood, AL 35259

- Located 3 miles NE of Camp Hill about 11 minutes to U. S. Highway 280
- Paved road frontage on Brazell Rd and Sandy Creek Rd.
- Water and power available at the property
- About 33 acres of mature planted pines ready for a 2<sup>nd</sup> thin. This timber has substantial value – call for timber appraisal
- Has a beautiful 2-acre stand of hardwoods with a spring-fed branch flowing out of it
- Several nice home sites in the uplands. There was once a farm house on the property
- Great hunting – a shooting house is located on a 500 foot-long food plot

All distances and acres are estimates and should be independently verified


map\_location\_bender  
Alabama, AC +/-

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Tom Brickman  
P: 205-936-2160

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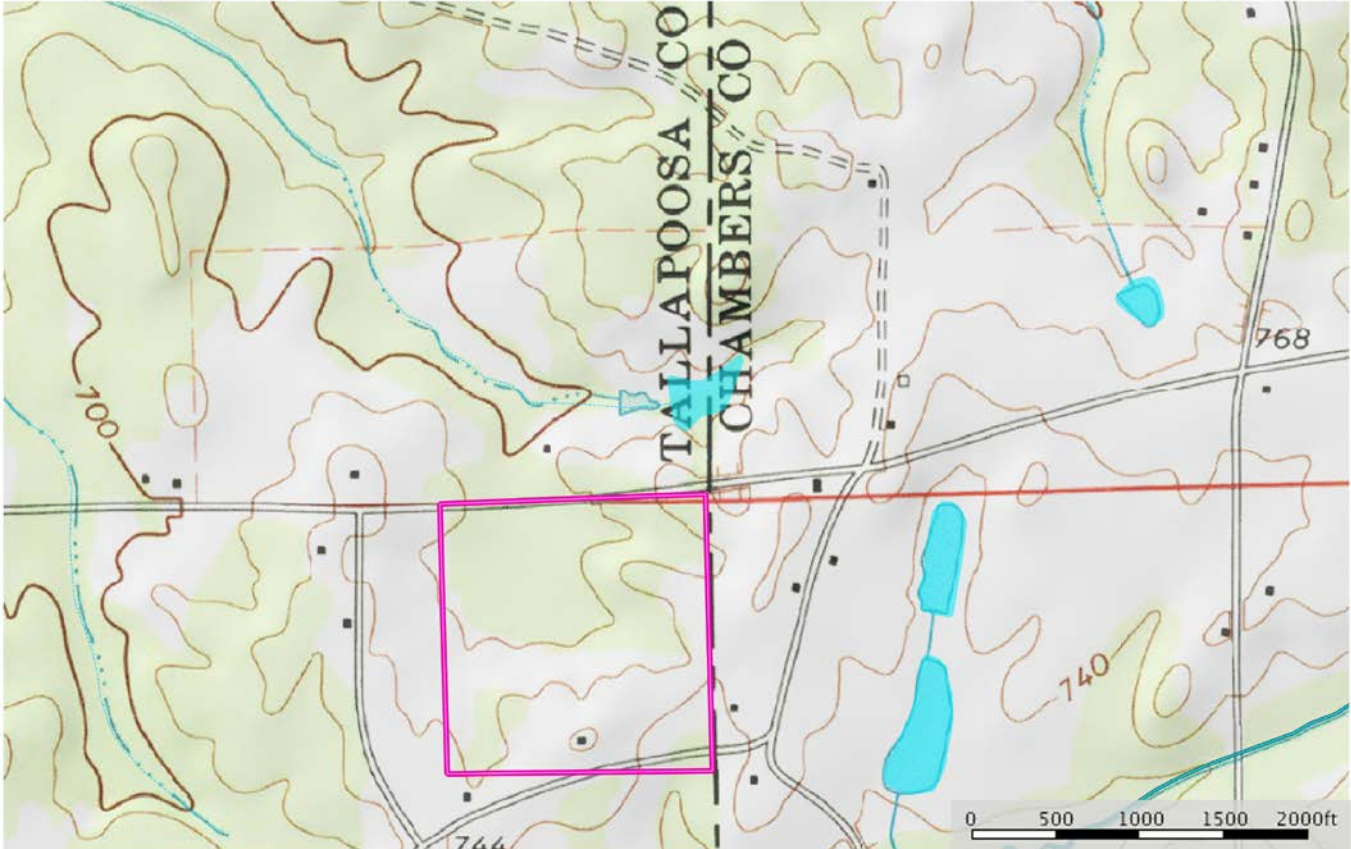
**NOTICE:** Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners 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 from the intersection of U. S. Highway 280 and AL Hwy 50 at Camp Hill: (11 minutes to the property)

Take AL Hwy 50 (Senator Claude Pepper Dr.) northeast toward Camp Hill for 5.2 miles (passing through Camp Hill). Take a left on to Brazell Rd. and go 1.7 miles. The property is on the left. Look for the Cyprus Partners sign. You are welcome to look on your own (download the brochure from the web site and use the topo map as a guide) or you can set up an appointment with the listing agent, Lisa Love, 334-745-7530. The intersection of the south line with Brazell Rd. is located at Lat: 32° 50' 28.5" N.; Lon: 85° 35' 44.3" W.

map\_topo\_bender  
Alabama, AC +/-

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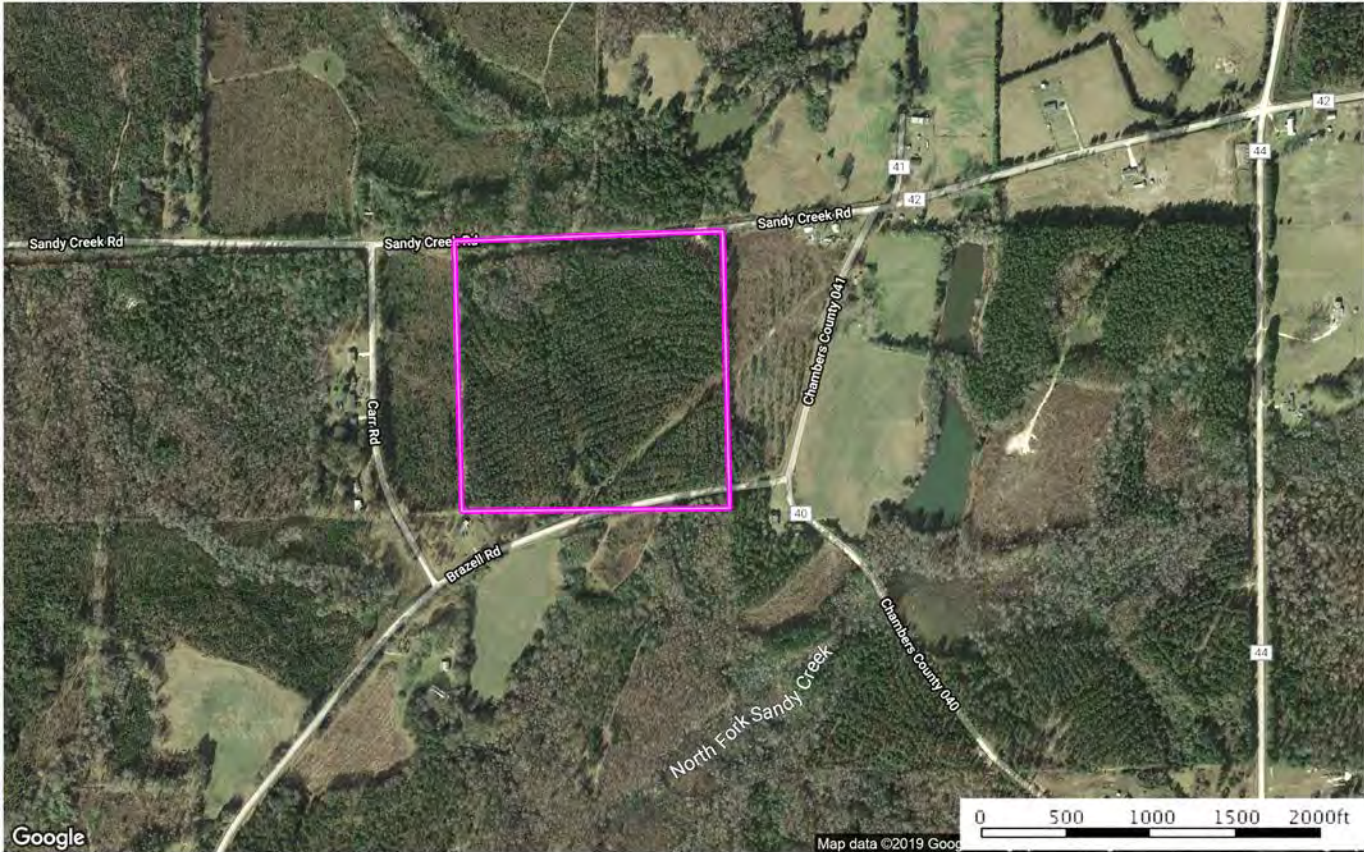


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map\_aerial\_bender  
Alabama, AC +/-

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Boundary

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