

Macon Co., AL

SEE PHOTOS
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Reference # 458

Contact agent at
334-745-7530

Land For Sale

200.7 acres +/-

\$491,715

Exclusive Agent For Owner
CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Great location - located about 5 miles due-south from the Auburn city limits (about 12 miles to Jordan Hare stadium)
- Easy drive – located about 8.5 miles to I-85 exit # 51 (S. College St.)
- Solid access – ¼ mile frontage on paved Co Rd 24 + a 20' wide strip of land off Co Rd 33. Both are gated off from the public roads
- Suitable for building – public water and power available from the public road. Survey available
- Property professionally managed – lots of woods roads and fire lanes
- Easy conversion to pasture – Most of this property was historically in pasture. It grew back in timber and was recently clear cut (137 acres), making it easy to put back in pasture if desired. Note that the “white” areas on the topo map were in pasture/crops when this USGS map was made many years ago
- Great hunting – 8 green-fields, ¾ miles on Ailey Branch and 63 ac of mature hardwood timber in areas not cut
- Lake potential - an 8 acre lake was planned but not built

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 # 51 (S. College St) in Auburn: (11 minutes to the property)

- Go south on S. College Street away from Auburn for 1.2 miles.
- Take a left onto Lee Co Rd 10 (Sand Hill Rd) and go 2.9 miles.
- Take a right onto Lee Co Rd 159 (which turns into Macon Co Rd 33) and go 4.2 miles.
- Take a right onto Macon Co Rd 24 and go ¼ mile to the property entrance on the left.

Look for the Cyprus Partners sign. This gate is locked so call the agent for access information. You are welcome to look on your own (download the brochure from the web site and use the topo map and aerial photo as a guide) or you can set up an appointment with the agent. The gate is located at Lat: 32° 28' 03.2" N.; Lon: 85° 28' 33.4" W.

