

# Talladega Co., AL

SEE PHOTOS  
ON WEB:

www.spencemaynor.land/46ac

Reference #480

Contact Spence for info:

205-500-0437

## LAND FOR SALE

### 46 AC (+/-)

### \$88,160

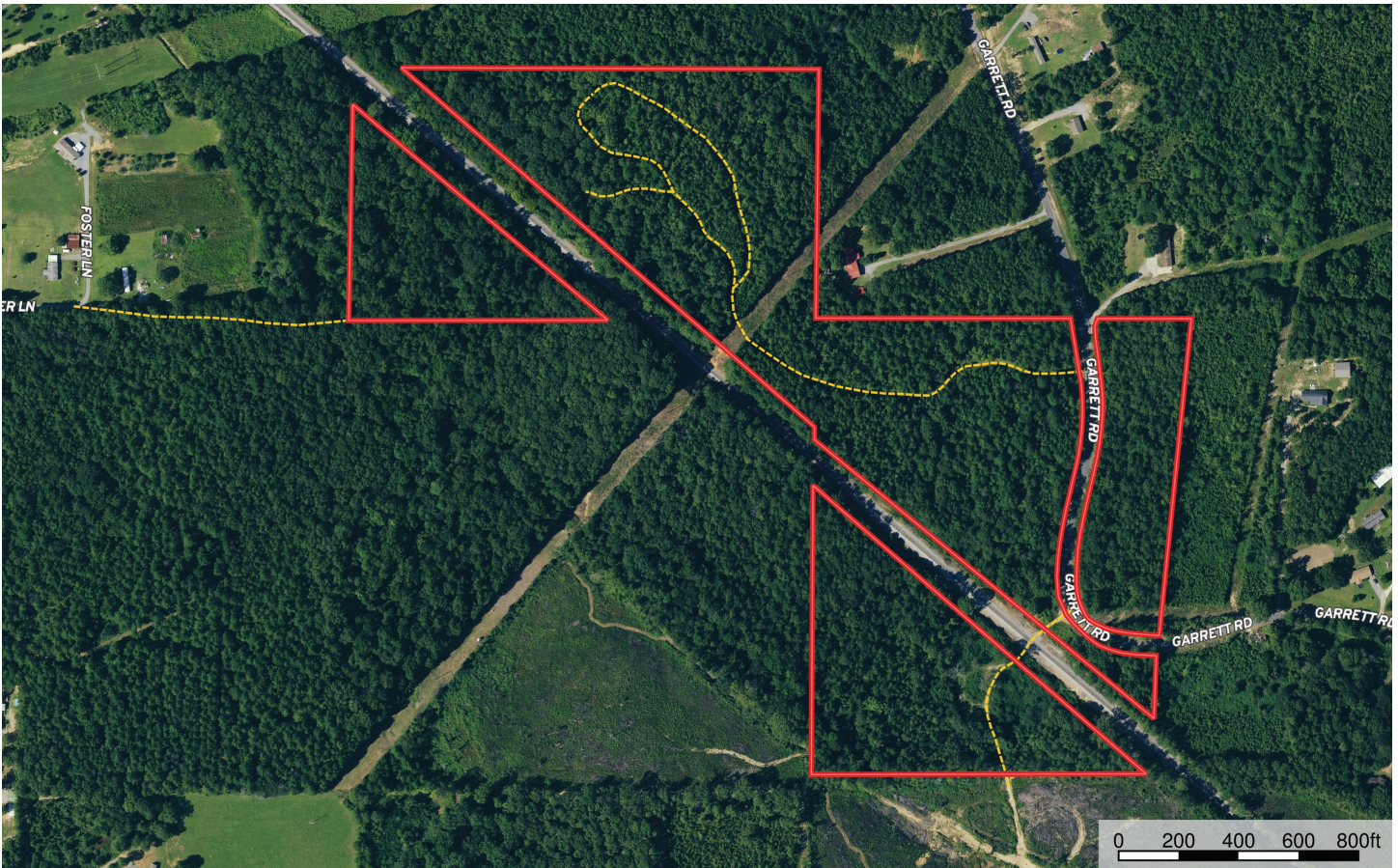
Exclusive Agent for owner:

**CYPRUS**  
PARTNERS

P O Box 43633  
Birmingham, AL 35243

### **AFFORDABLE HOMESITE LAND U CAN HUNT**

- Situated outside city limits in Talladega County between Sylacauga and Childersburg 2 miles east of Highway 280.
  - Direct road access via 1,100 ft on Garrett Road, a paved county road.
  - Power available on-site, public water, telephone.
  - Improvements include power available on-site, internal road, and private railroad crossing.
  - Waterfront includes several streams and a good pond site.
  - Timber is natural regeneration. Big hardwood trees in the draws and along property line.
  - Terrain is level to hilly, 60 ft elevation change.
  - Class 3.5 soil capability average.
  - Not in Floodplain.
  - No homeowners association, no covenants, no subdivision, no zoning and no restrictions.
- Visit [Property Website](#).
  - View [Interactive Map](#).
  - More land for sale @ [CyprusPartners.com](#).

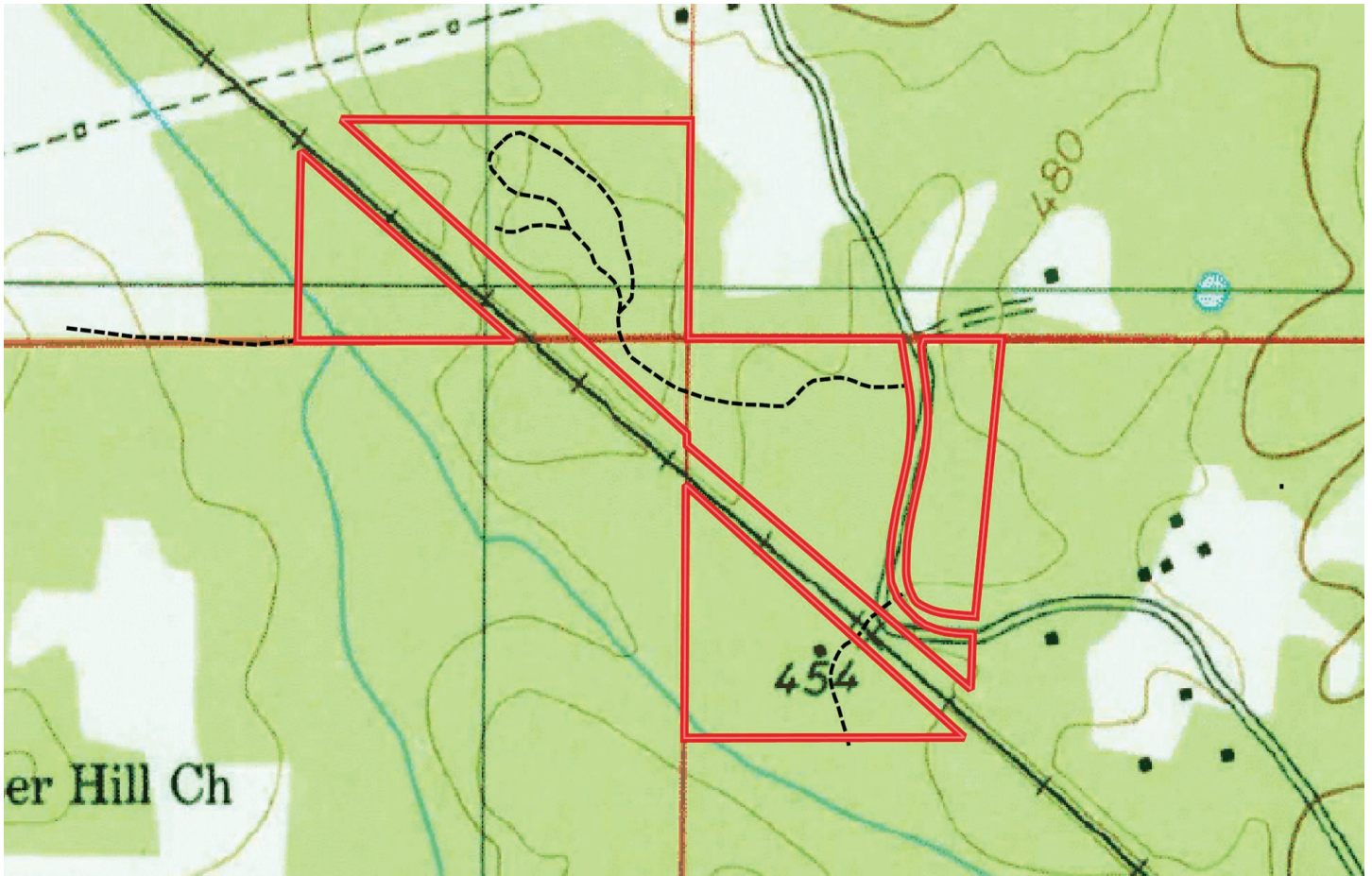


\*All distances and acres are estimates and should be independently verified



APPROXIMATE ADDRESS: [482 Garrett Road, Sylacauga, AL 35150](#)

COORDINATES: 33.2399, -86.3083



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 make any representation or warranty as to its 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.