

# Coosa Co., AL

**Video & Maps:**  
www.CyprusPartners.com  
Reference # 481

Agent: Tom Brickman  
205-936-2160

**Land For Sale**  
**144 acres**  
**\$915,000**

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

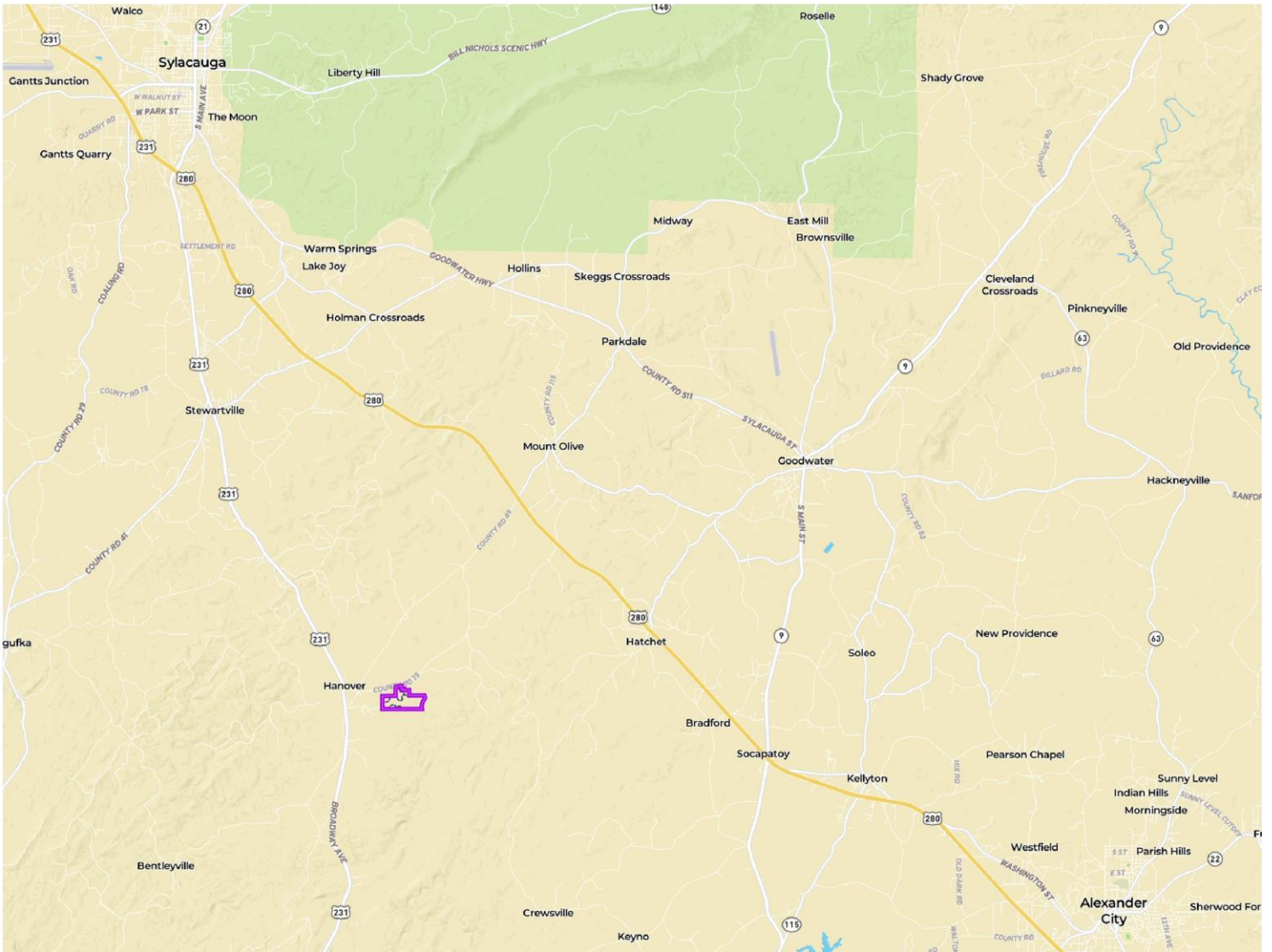
**All distances, acres, sizes and mapping are estimates and should be independently verified**

- Located in north-central Coosa County, AL, near Sylacauga (15 minutes to downtown) and 60 minutes to Birmingham at I-459 and Hwy 280
- It's about 20 minutes to the Talladega National Forest or shopping at Alexander City (population 15,000), and about 25 minutes to Lake Martin (a 44,000-acre impoundment)
- A beautiful 1,850 square foot house built in 2014 overlooks a 9-acre lake (address: 1114 Co Rd 75 Sylacauga AL 35136). The house has a poured concrete foundation, 2 bedrooms, 2 baths, exposed wood-beam ceilings throughout the house, heart pine floors, custom walnut kitchen counter tops, electric appliances and a full unfinished day-light basement of which half is heated and cooled with plumbing stubbed in for a bathroom. Large windows in all the rooms give ample daylight and fantastic views of the lake
- A 20' x 48' pole barn with a 23' x 11' wing and a metal roof is located north of the house. The lake has a 24' x 26' pier of which 16' x 26' is covered including a 12' x 22' boat slip - perfect for fishing, swimming and canoeing in the lake
- Paved road frontage, city water & underground sprinkler system. Heating and cooling are geothermal using lake water
- The lake was built sometime between 1960 and 1967 before government permitting for lake construction was required. There are no known problems with the dam or its hardware. The lake is stocked and actively managed by the owner. The property fronts for ¼ mile on Mill Creek
- The timber consist of 28 acres of mature pine and hardwood mostly around the house, lake and creek. About 107 acres of mature pine plantation were clear-cut in 2020 and could easily be replanted in longleaf or loblolly pine or let regrow naturally into a mixed pine & hardwood forest

Directions from the intersection of U S Hwy 280 and I-459 in Birmingham: (60 minutes to the property)

Take U S Hwy 280 south/east toward Sylacauga for 39.4 miles. Take a right on U S Hwy 231 in Sylacauga and go south towards Rockford for 10.4 miles. Take a left on Co Rd 75 and go 3/10 of a mile to Co Rd 49. Take a left and go about 50 feet and then a quick right at the white church (Andrews Chapel UMC) to continue on Co Rd 75. Go 8/10 of a mile on Co Rd 75 to the entrance gate on the right. Look for the Cyprus Partners sign. This property is only available for showing by agent. Please call the listing agent (or have your agent call) Tom Brickman, at 205-936-2160 to arrange for a showing.

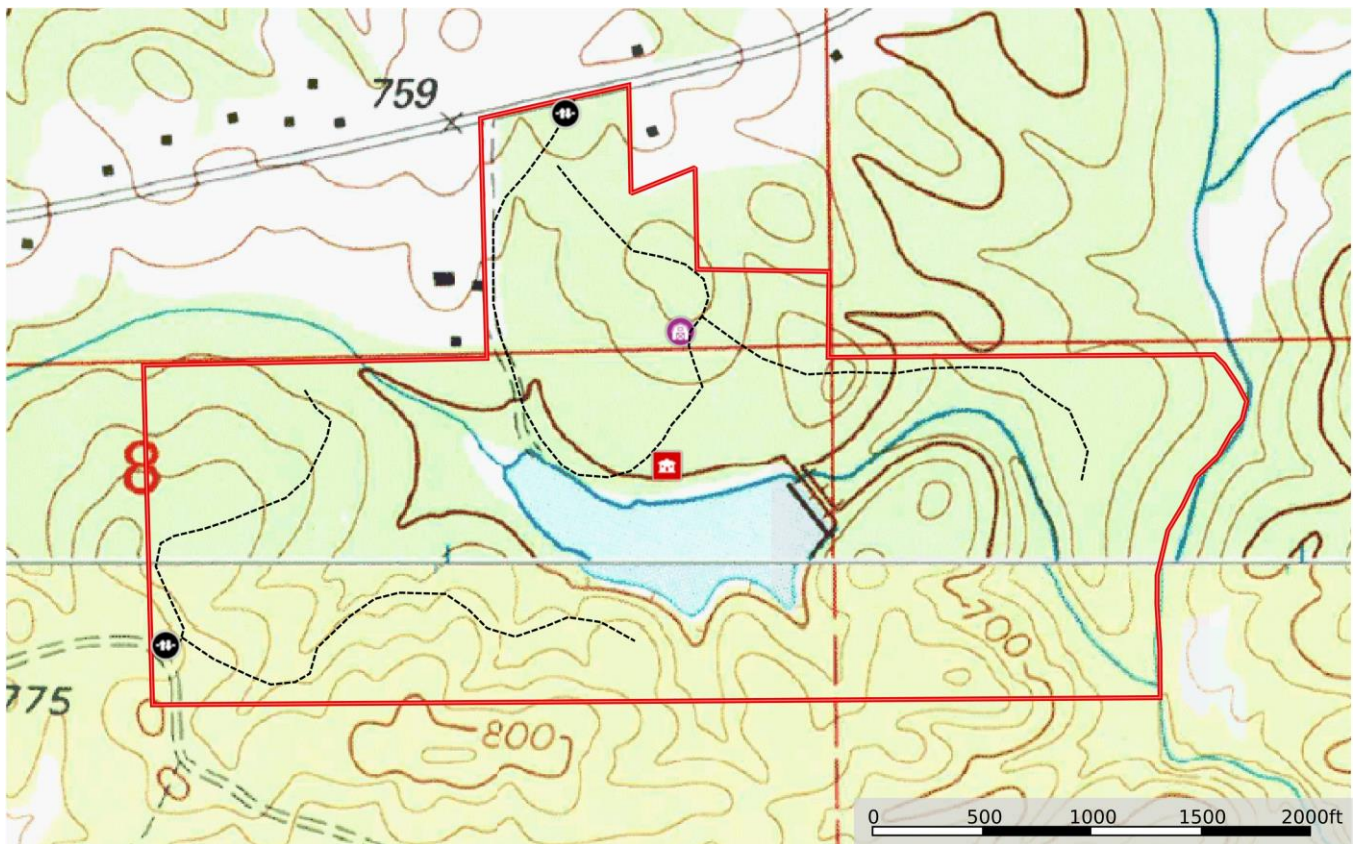
# LOCATION MAP



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 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.



Topographic Map



Aerial Photo

