

Tallapoosa Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 497

More info at
334-745-7530
Agent: Lisa Love

Land For Sale

21 acres
\$146,895

Exclusive Agent For Owner

CYPRUS
PARTNERS

- Located in south Tallapoosa County about 15 miles to Auburn city limit and 1 mile east of Walnut Hill (intersection of AL Hwy 50 & AL Hwy 49)
- Three miles to Lake Martin (Blue Creek / Niffers)
- Walnut Hill water and Alabama Power electricity available
- About 450 feet of paved road frontage on Hwy 50
- Timber has been professionally managed for many years by a Registered Forester
- Boundaries based on GPS plotting of existing fence lines which are marked in orange flagging tape
- Several nice potential home sites
- Reeltown school bus pickup. Union fire district
- You are welcome to look at the property on your own (print off the brochure maps from the web site to take with you), or arrange for a showing with the agent. Contact Lisa Love, 334-745-7530

All distances and acres are estimates and should be independently verified

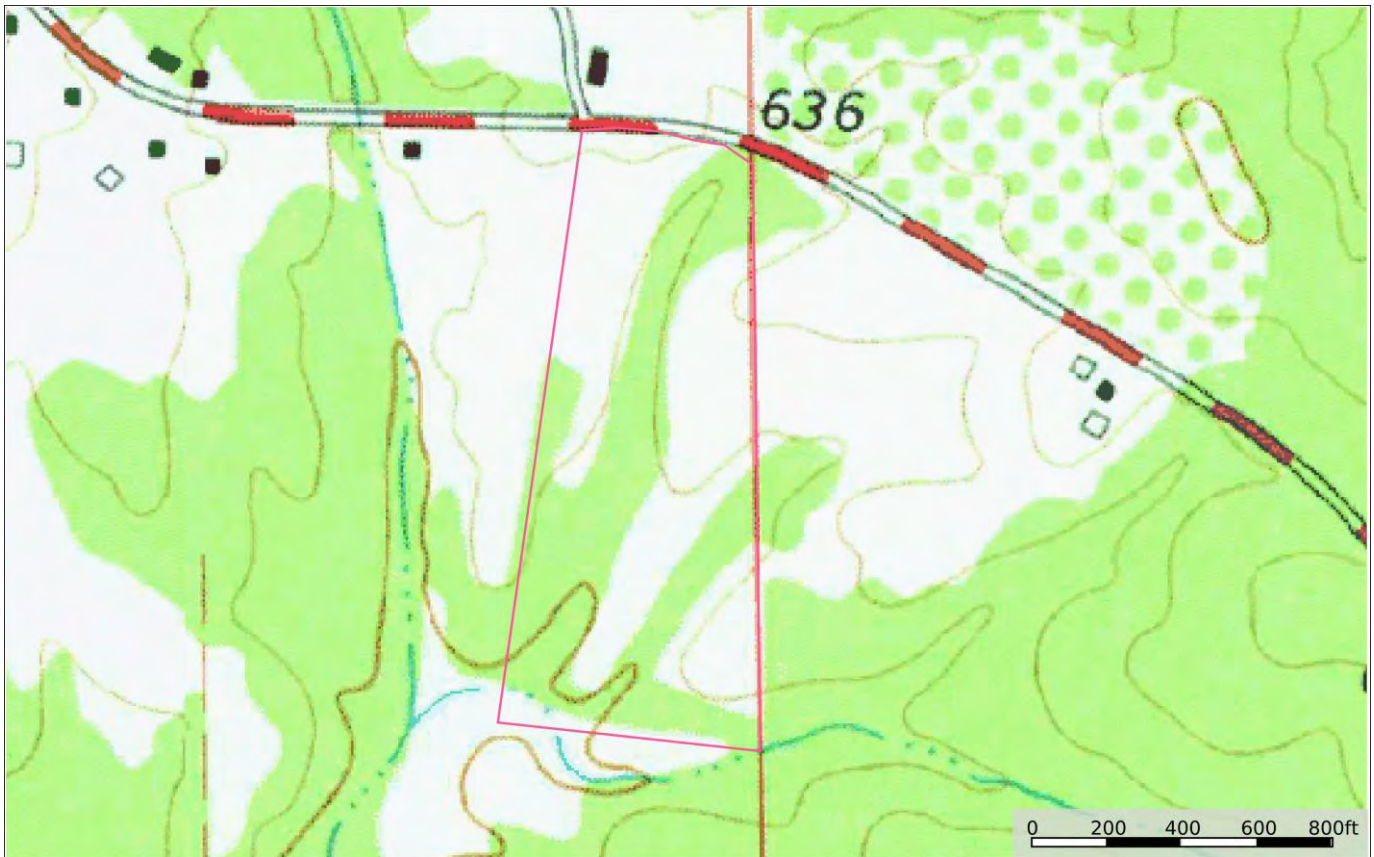


Driving Instructions

From the intersection of U S Hwy 280 and I-85 Exit # 58 (Auburn): (31 minutes to the property)

Head northwest on U S Hwy 280 toward Birmingham. Go 14.3 miles and take a left on Seals Street in Waverly and go 3.9 miles continuing successively on Co Rd 9 and Co Rd 73. Merge on to Co Rd 72 (Farmville Rd) and go 2.7 miles to Girls Ranch Road. Continue 1.9 miles to AL Hwy 50. Take a left and go 3.3 miles to the east line of the property on your left. The property is on you left for the next 450 feet. Look for the Cyprus Partners sign. The east property line is located at Lat: 32° 42' 26.28" N.; Lon: 85° 45' 55.60" W.

Topographic Map



Aerial Photo



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.