

Talladega County

SEE PHOTOS
ON WEB:

www.spencemaynor.land/pasture

Reference #508

Contact Spence for info:
205-500-0437

LAND FOR SALE

42 AC +/- \$210,000

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

PASTURE LAND AND LAKE FOR SALE NEAR LOGAN MARTIN DAM

ROAD ACCESS: 420 Foot frontage on Griffitt Bend Rd, 570 Foot frontage on Country Club Rd

UTILITIES: Power, water, tel, catv, internet

WATERFRONT: 5 acre lake

EASEMENTS: None

RESTRICTIONS: No

BUILDINGS: Barn, 1200 sq. foot, built 1996

IMPROVEMENTS: 5 acre lake, fenced and cross fenced, pasture 1 [3.7 acres], pasture 2 [12.5 acres],
pasture 3 [10.2 acres]

TIMBER: Some trees [5 acres]

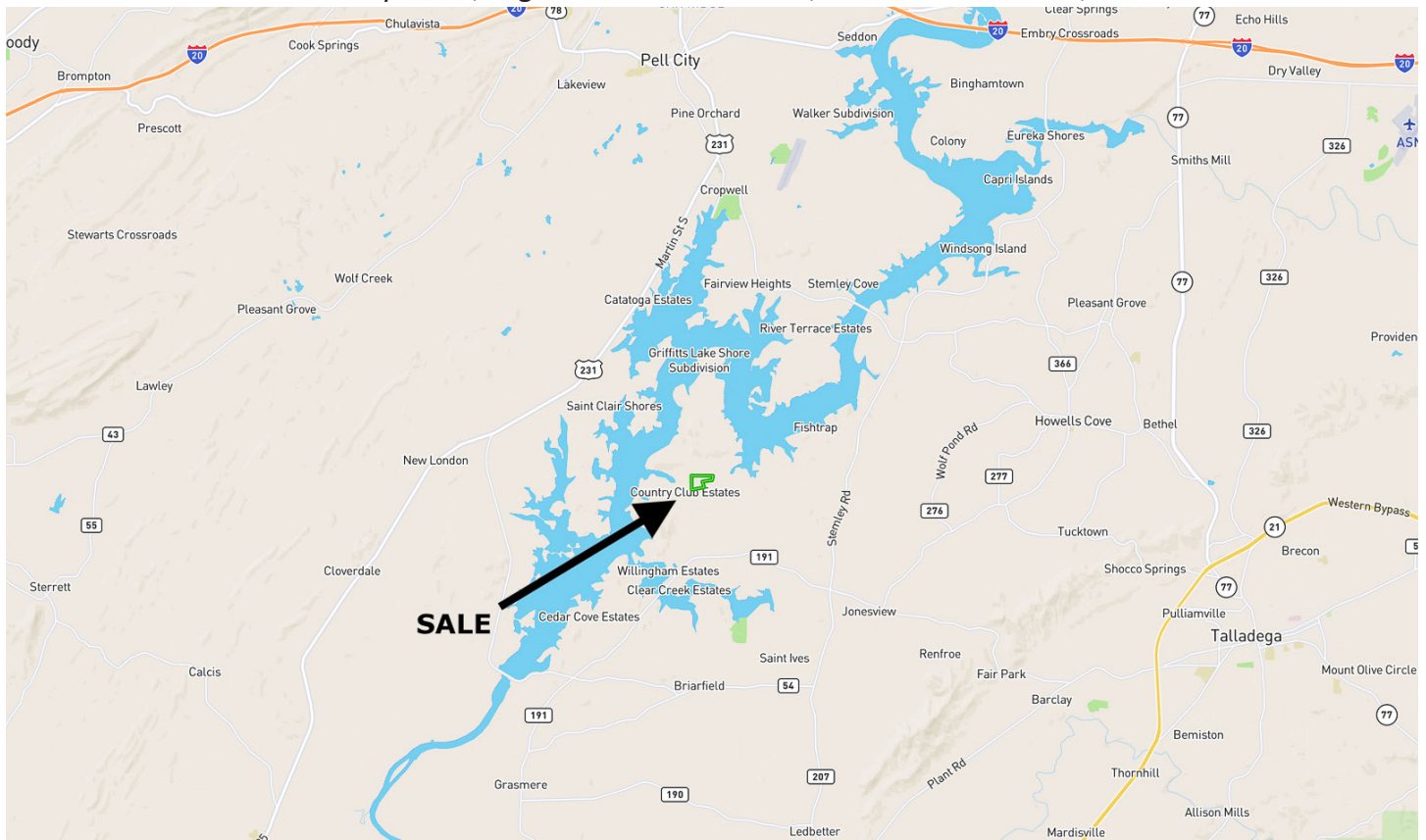
TOPOGRAPHY: Rolling, 40 foot elevation change

SOILS: Cherty silt loam

CURRENT USE: Pasture

BEST USE: Residential, Subdivision, AG, Recreation, Equestrian, Cow/Calf Operation

SURROUNDING AREA: Pell City 13 mi, Logan Martin Dam 7.5 mi, The Back Porch 4 mi, Clear Creek Harbor 4 mi

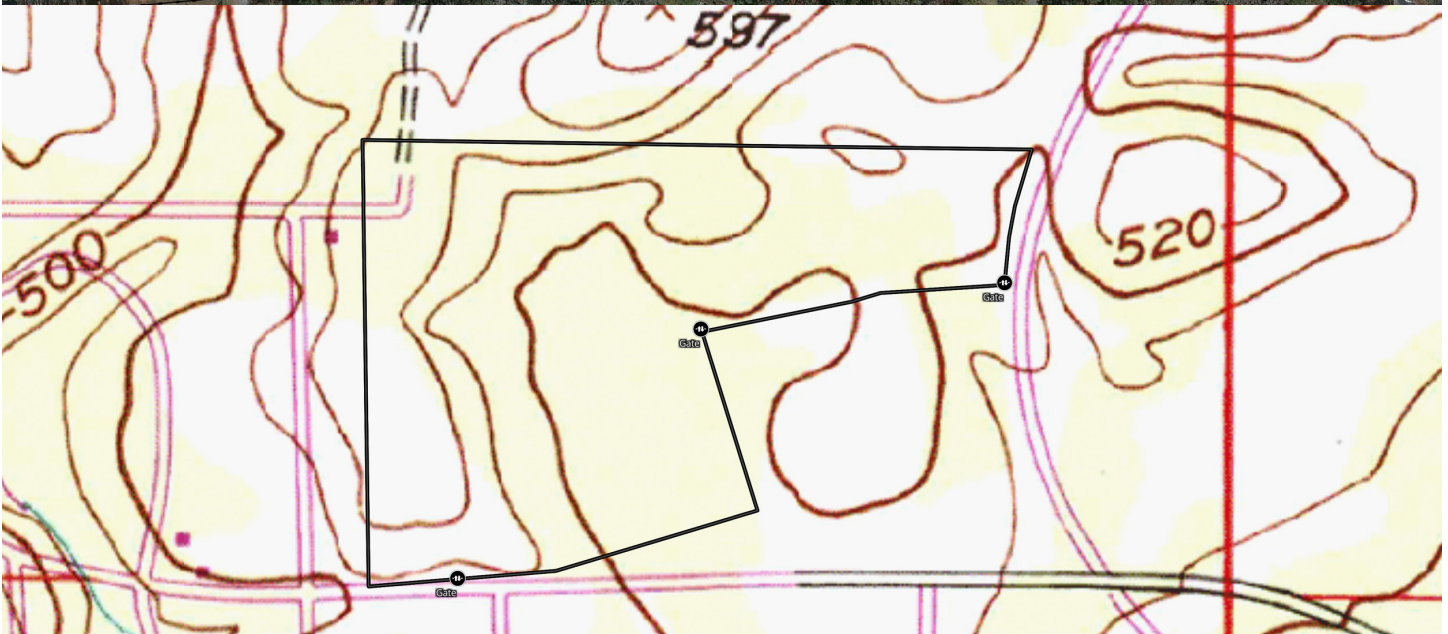
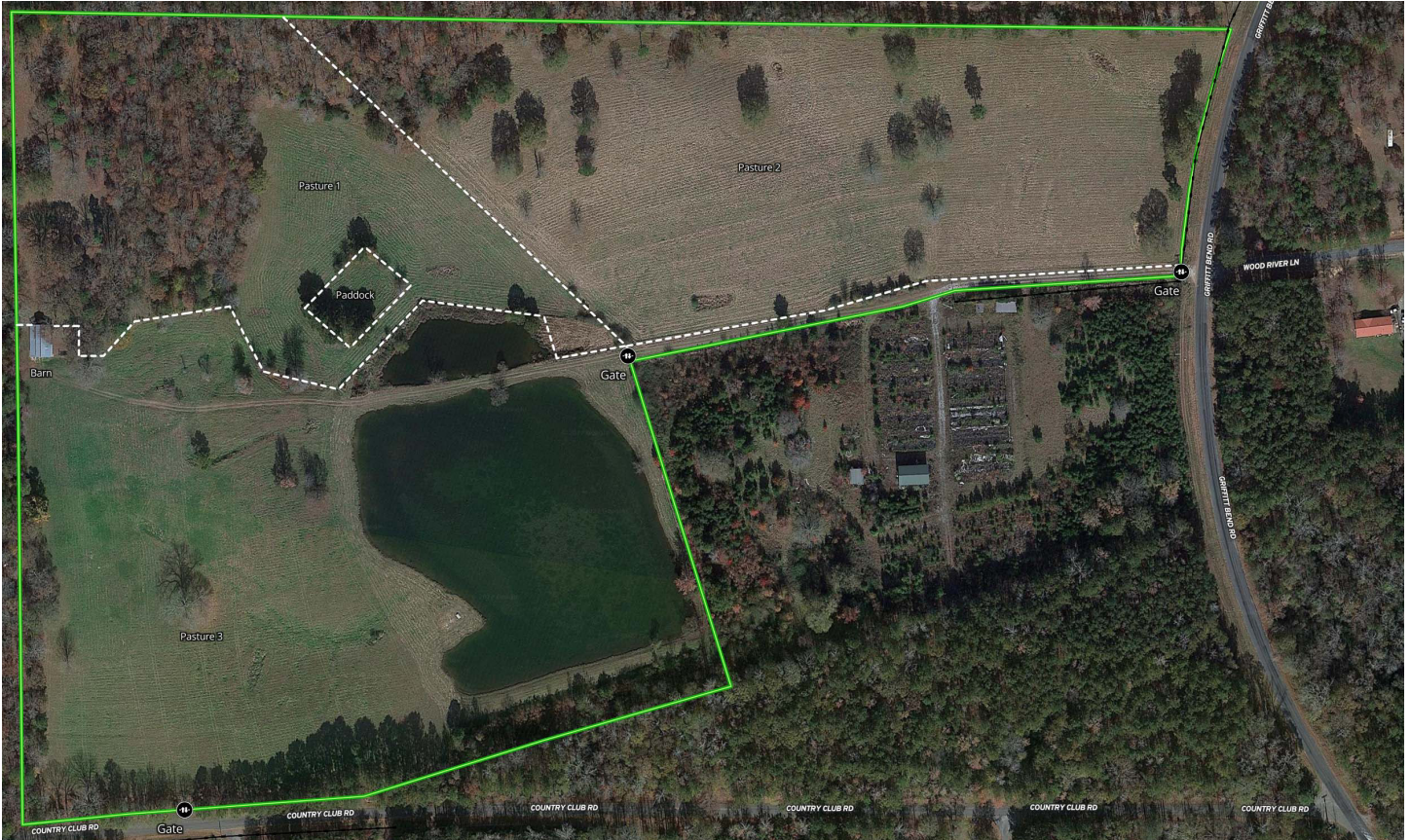


*All distances and acres are estimates and should be independently verified

APPROXIMATE ADDRESS: 1700 Griffitt Bend Rd, Talladega, AL 35160 **COORDINATES:** 33.476597, -86.272885

DRIVING DIRECTIONS: From Interstate 20 Exit #158 for Pell City, it's 14 miles to the property.

1. Take Highway 231 south
2. Turn Left onto Mays Dr/Stemley Bridge Rd
3. Turn Left onto Stemley Bridge Rd
4. Turn Right onto Stemley Rd
5. Turn Right onto Joe Gamble Rd
6. Turn right onto Griffitt Bend Rd
7. Take Griffitt Bend Rd for 1 mile and the property is on the Left, at the intersection of Wood River Ln



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.