

# Cleburne Co., AL

**SEE PHOTOS**  
www.cypruspartners.com

Reference # 525

More info at  
205-936-2160  
Agent: Tom Brickman

**Land For Sale**  
**39 acres**  
**\$85,000**

Exclusive Agent For Owner  
**CYPRUS**  
PARTNERS

- This property is located in north Cleburne County about 5 miles east of Piedmont, Alabama, and 16 miles southwest of Cedartown, GA
- This is a very private property. The property is on dead-end Co Rd 94 (the bridge over Terrapin Creek is out about 1 mile west of this property). The Talladega National Forest joins the property on two of the four sides and shares about ½ mile of boundary line with the U S Forest Service. The property fronts on Co Rd 94 for about 800 feet.
- The property has a possible home site overlooking Terrapin Creek. Perfect for outdoor recreation and canoeing. Power (but not water) are available along Co Rd 94.
- The property has never been surveyed, but the Cleburne Co tax office maps indicate the property has about 50 feet of frontage on [Terrapin Creek](#), widely-recognized as a fast-flowing, scenic river
- The land is generally mountainous. Elevation changes about 600 feet from the highest point to the lowest point along Terrapin Creek. But, there are about 2 acres of level land between Terrapin Creek and Co Rd 94 (see FEMA flood map at cypruspartners.com)
- The property is completely forested in mature timber
- Prospective buyers may view the property on their own (download the brochure that contains a map and aerial photo), or arrange for a guided tour with the listing agent, Tom Brickman, at 205-936-2160

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

## Important Notice

Investment in rural land carries risk and this offering is made with conditions

This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty as to completeness or accuracy of maps and other information provided here. No representation or warranty is made about this property, express or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency.

## Driving Instructions

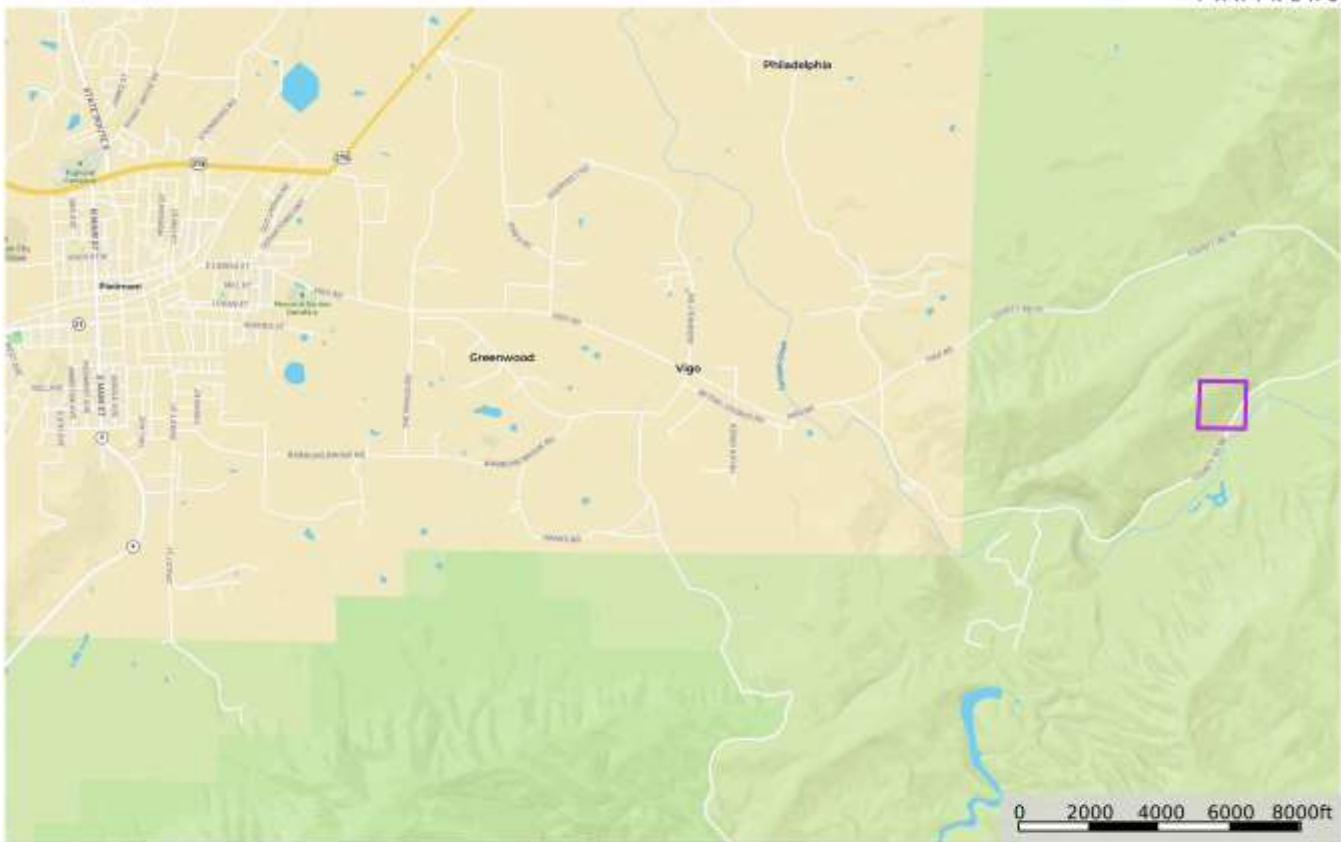
From the intersection of I-20 and U S Hwy 431 (I-20 Exit 191) half-way between Anniston and Heflin (42 minutes to the property)

From I-20 Exit 191, head north on U S Hwy 431 for 0.4 miles. Take a right on U S Hwy 78 and head east for 4.0 miles. Take a left and head north on AL Hwy 9 toward Piedmont for 21.4 miles. In Piedmont, take a right on E. Ladiga Street / Vigo Rd (the road is also called Cleburne Co Rd 70 once you cross the Cleburne County line) and go 6.6 miles. Take a right on Co Rd 94 and go 1.3 miles to the east line of the property. The land will be on both sides of the road for the next 800 feet. Look for the Cyprus Partners sign and the pink flagging. You are welcome to look on your own. We suggest you print out the brochure from our web site that has aerial photos and topo maps of the property, and take it with you. Or, call the agent, Tom Brickman, 205-936-2160, to arrange a visit or for more information.

## Location Map

map\_location\_hunt39  
Alabama, AC +/-

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Boundary  
Line

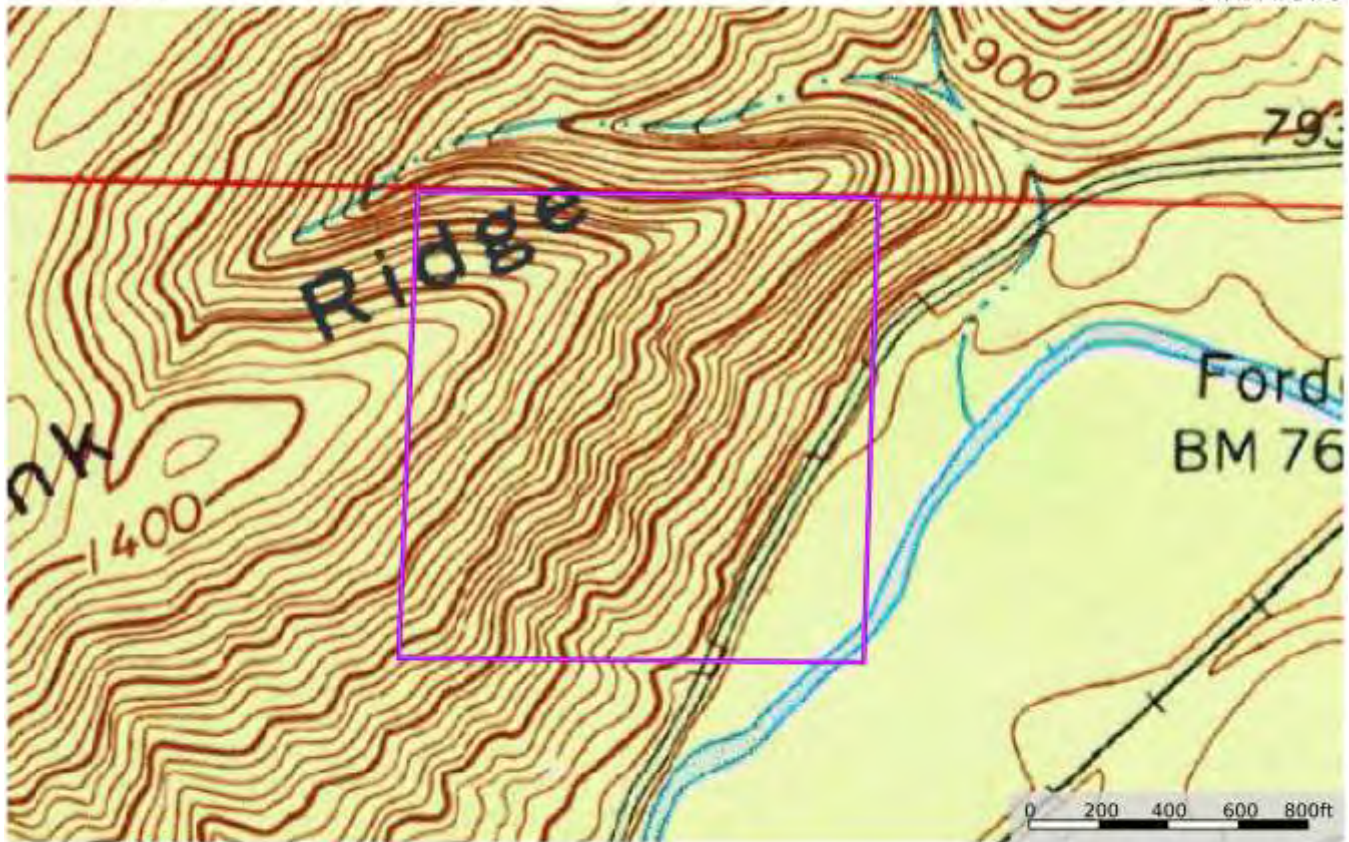
Tom Brickman  
P: 205-936-2160  
[www.cypruspartners.com](http://www.cypruspartners.com)

**id** The information contained herein was obtained from sources deemed to be reliable, and is not intended to constitute or guarantee as to the completeness or accuracy thereof.

# Topographic Map

map\_aerial\_topo39  
Alabama, AC +/-

**CYPRUS**  
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Boundary  
Line

Tom Brickman  
PI 205-936-2160

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The information contained herein is not intended to be used as a substitute for professional advice. It is not intended to be used as a substitute for professional advice. It is not intended to be used as a substitute for professional advice.



# Aerial Photo

map\_aerial\_hunt39  
Alabama, AC 11

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Boundary  
Line

0 200 400 600 800ft

Tom Brichman  
P. 202-970-1100 [www.tombrichman.com](http://www.tombrichman.com)

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