

Cleburne Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 522

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

Land For Sale

453 acres

\$900,000

Exclusive Agent For Owner

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- This gorgeous property is located in north Cleburne County about 5 miles east of Piedmont, Alabama, and 16 miles southwest of Cedartown, GA
- This is an extraordinarily beautiful and private property. The Talladega National Forest joins the property on all sides except one, and shares over 3 miles of boundary line with the U S Forest Service. Bothersome neighbors cutting timber or building homes is unlikely
- Hunting, outdoor recreation, canoeing and hiking are all perfect uses for the property
- [Terrapin Creek](#), a widely-recognized fast flowing scenic river, is the northern boundary for about 4,900 feet
- The land is mountainous. Elevation changes about 1,000 feet from the highest point to the lowest point along Terrapin Creek
- The property is completely forested in mature timber
- The Chief Ladega Trail (part of the Rails-To-Trails Conservancy) is a paved bicycle trail that crosses the property for about 4,600 feet. The land under this old Seaboard Coast Line railroad right of way is not included in the sale
- Access is on an ungated woods road used for many decades by current and former owners that runs parallel to the Ladega Trail. Road use is un-deeded, but well established and uncontested to our knowledge. It is about 2,100 feet from the county road, across land owned by Cleburne County (crosses no private ownerships) to the west line. See driving instructions for more details
- The [Pinhoti National Recreation Trail](#) crosses the far-eastern boundary of the property for about ¼ mile
- There is no power or water service on the property
- 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.

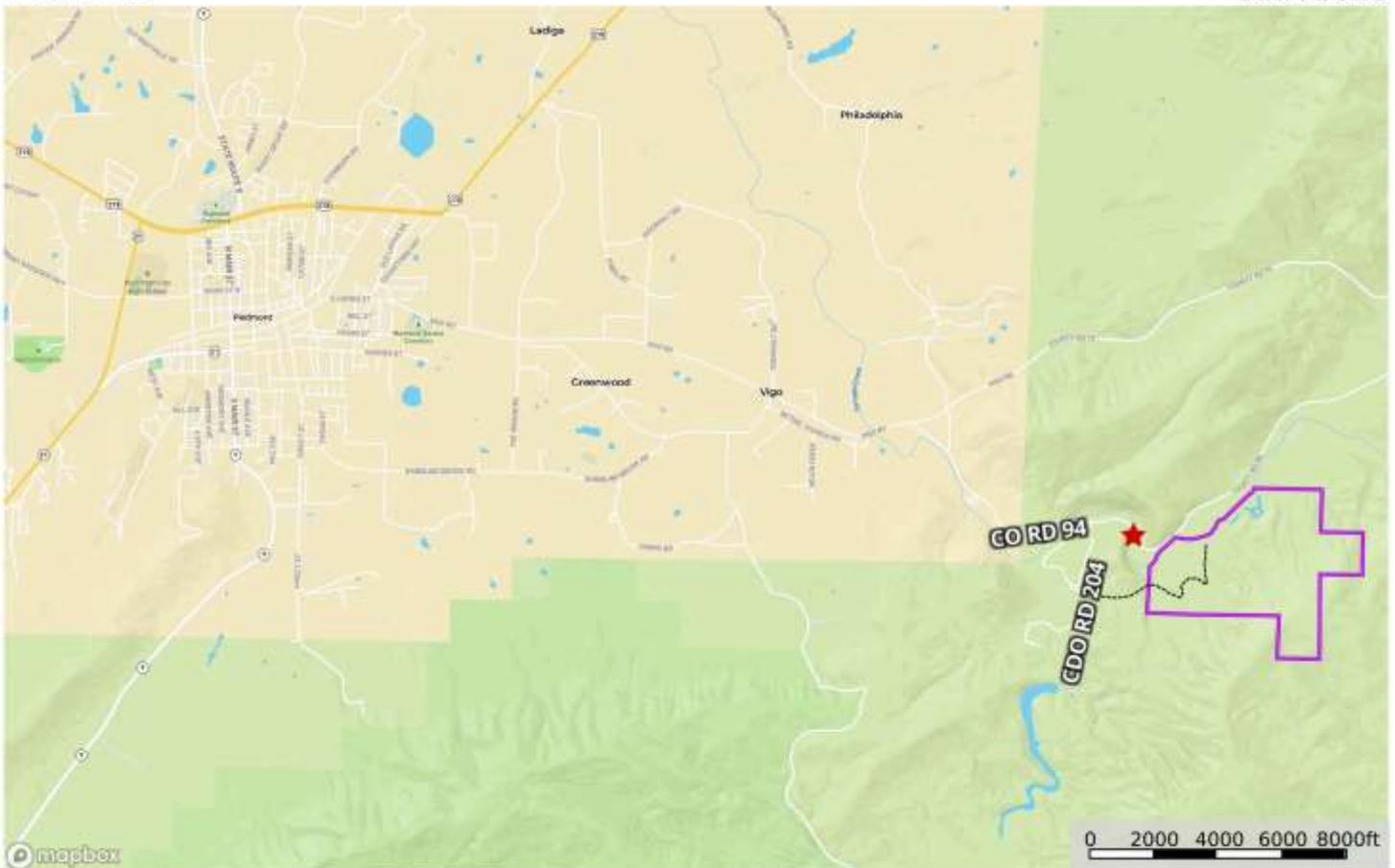
Driving Instructions

From the intersection of I-20 and U S Hwy 431 (I-20 Exit 191) half-way between Anniston and Heflin (40 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 west 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 and go 4.2 miles. Take a right on Old Borden Rd which changes to Cleburne Co Rd 94 once you cross the county line, and go 1.4 miles. Take a right on Co Rd 204 (Google Maps says Co Rd 204 but mail boxes say Co Rd 203) and go 0.5 miles. Note that if you miss this turn, Co Rd 94 dead-ends in about ¼ mile at the closed bridge over Terrapin Creek. When you cross over the Chief Ladega Trail, go about 400 feet further parallel with the adjacent Ladega Trail to the next curve and look for an ungated woods road on the left and a Cyprus Partners sign. Take a left on the woods road. From here it is about 4/10 of a mile to the west line of the property. You will need an ATV or 4-wheel drive pickup from here. The woods road ends at a dry creek bed about 100 yards before reaching the property. Park and walk from there. The old road-bed crosses the dry creek and you can see where it picks up again at the property line. Viewing the property will be on foot. You can follow an old logging road as shown on the topo map. The Ladega Trail is also a convenient way to walk to see the north end of the property (no vehicles allowed on the Ladega Trail). Once you reach the property, you will need the brochure from our web site and a GPS or a hand compass (we had no cell signal). You are welcome to look on your own, but suggest you call the agent to discuss access before going there. The brochure has aerial photos and topo maps. Or, call the agent, Tom Brickman, 205-936-2160, to arrange a visit or for more information.

Location Map

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Alabama, AC +/-

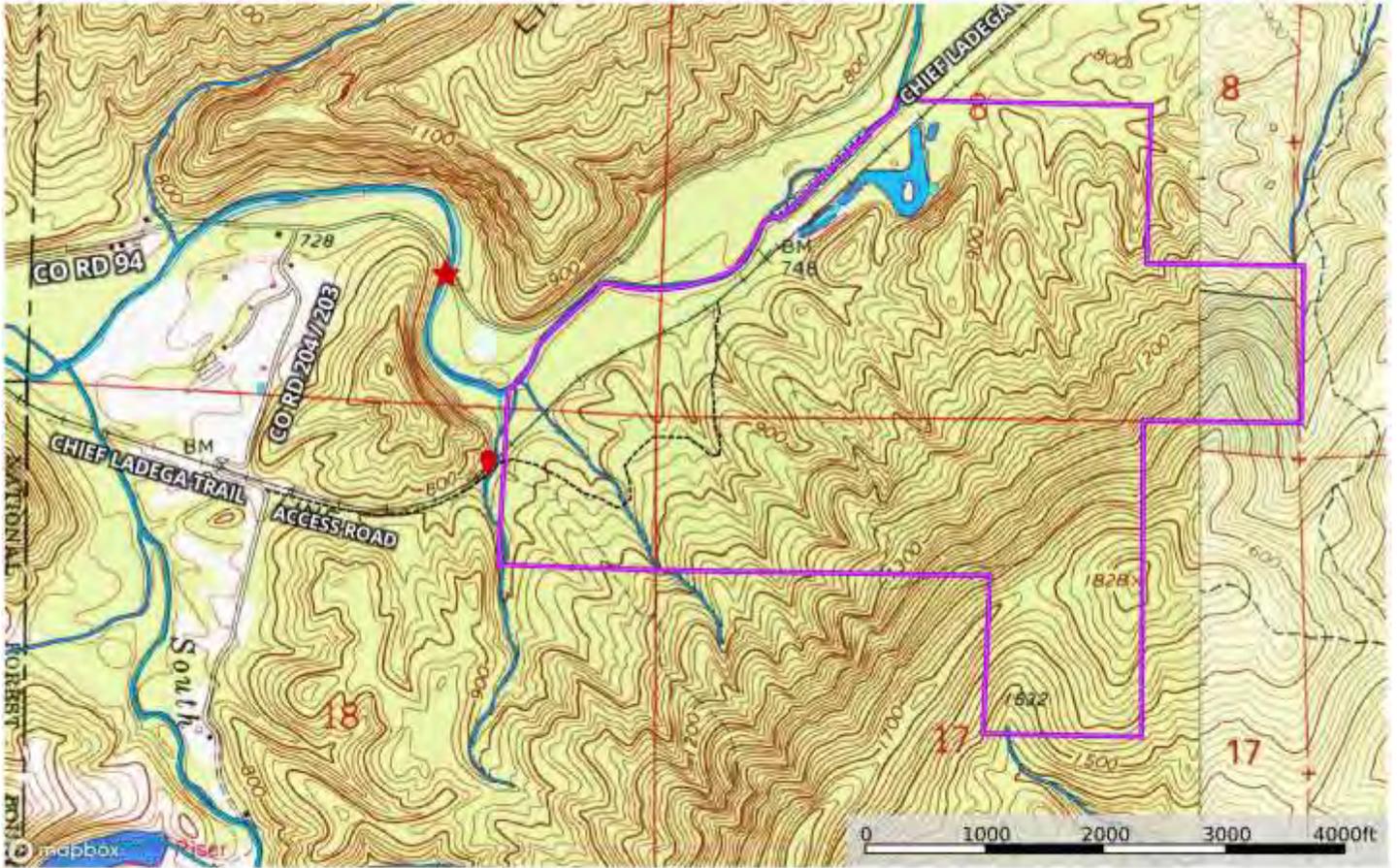
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Topographic Map

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Alabama, AC +/-

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- Park here
- Caduce bridge out
- Access trail
- Boundary
- Wetlands
- Riparian
- Stream Intersect
- River/Creek
- Water Body

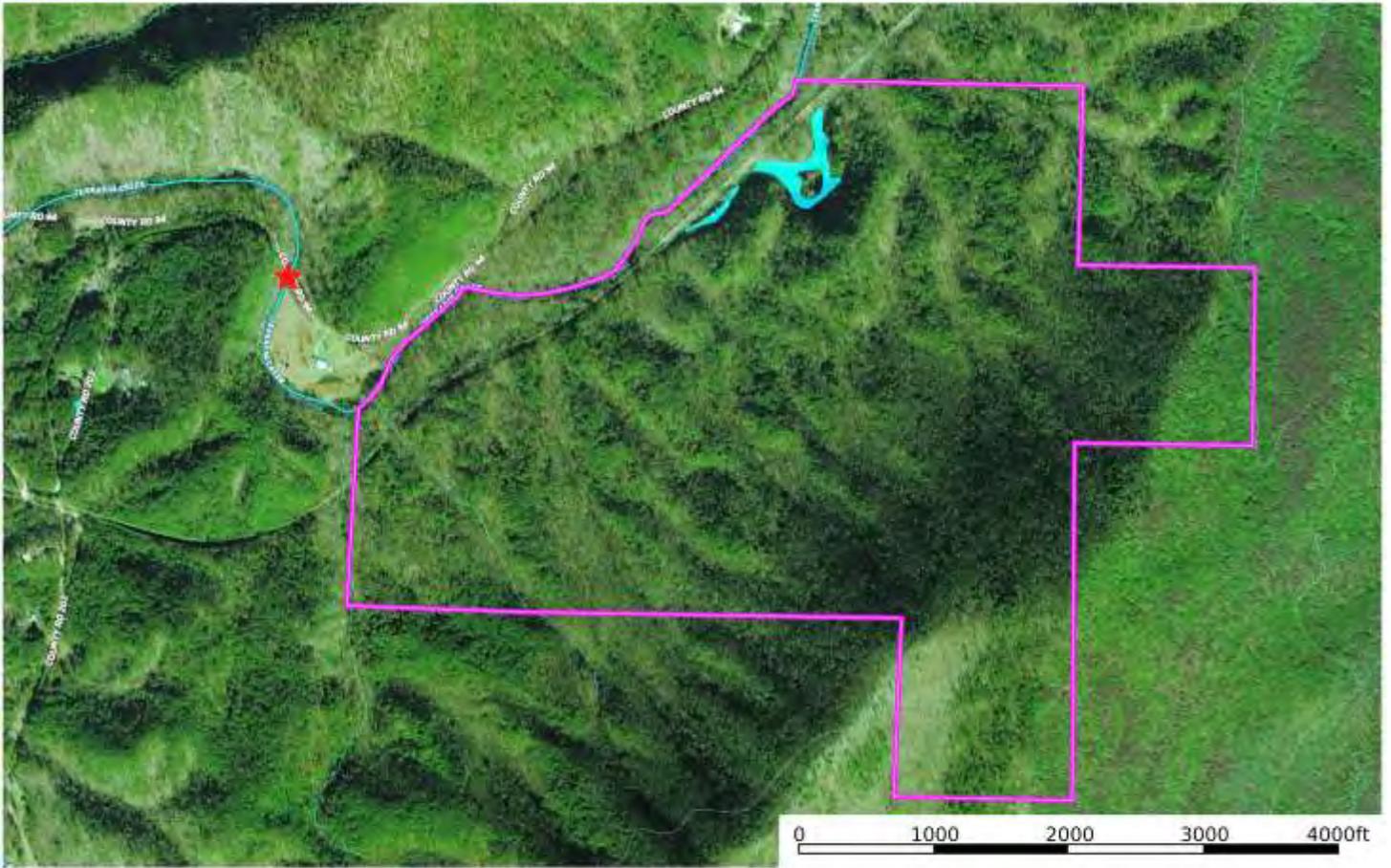
Tom Brickman
T: 205-939-3160 www.cypruspartners.com

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Aerial Photo

map_aerial_hunt453
Alabama, AC +/-

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★ Canyon bridge out — boundary — Stream, intermittent — River/Creek Water Body

Tom Stockman
P: 205-556-2160

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