

Chilton Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 527

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

Land For Sale

193 acres

\$377,000

Exclusive Agent For Owner

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- This property is located in east-central Chilton County, Alabama, about 5 miles east of the town of Clanton, and about 9 minutes from I-65 Exit # 208 to the start of the deeded easement
- Access is on a 60-foot-wide deeded easement that runs about 3,100 feet from County Road 465 to the southeast corner (perpetual right of ingress and egress with right to install utilities)
- Lots of water! The property fronts for about ¼ mile on Walnut Creek, a large fast-flowing creek that flows into the Coosa River about 2.8 miles downstream from the property. It also has about 6,700 feet on two un-named [blue-line creeks](#)
- There is a potential 25-acre lake site. Construction would require a small accommodation from the neighbor to the east, geo-tech verification and approval from various government agencies
- Good timber investment. There are about 113 acres of mature pine seed-trees left after the final harvest about 6-years ago of a planted pine stand. These acres have seeded in nicely with volunteer pine.
- Good hunting land. There are 7 green-fields and about 80 acres of mature hardwood timber. These hardwood stands are adjacent to the young pine stands, making for great deer and turkey habitat (there are about 3.4 miles of hardwood / young pine "edge"). We saw plenty of deer and turkey tracks in the roads
- Prospective buyers may view the property on their own (take this brochure with you). Call the agent for access arrangements. Or, line up 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-65 Exit # 208 at Clanton (9 minutes to the start of the deeded easement). From I-65 Exit # 208, head east toward the Coosa River on County Road # 28 for 5.8 miles. Take a left on dirt County Road 465 and go 0.3 miles to a small woods road on your left which is the start of the deeded easement. Look for the Cyprus Partners sign. The gate here is locked, so call the agent for access information. A 4-wheel drive pickup or ATV should be used from here to view the property. From here it is about 3,100 feet to the south line of the property. A 2nd Cyprus Partners sign is at the second gate on the south property line. You are welcome to look on your own. Take this brochure with you, 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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mapbox
Date Road / Trail boundary km greenfield

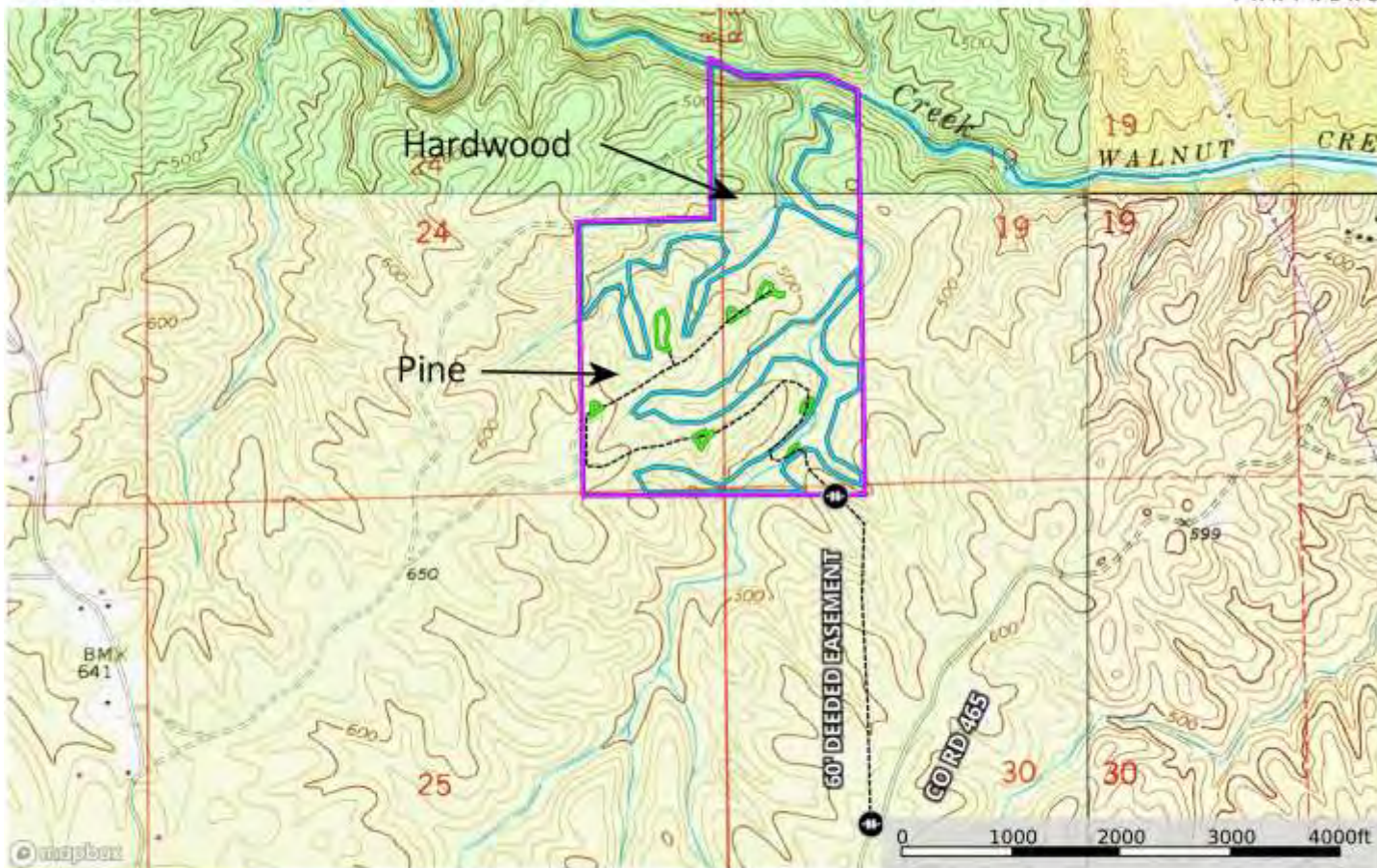
Tom Brickman
P: 205-936-2160
www.cypruspartners.com

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Topographic Map

map_topo_moss193
Alabama, AC +/-

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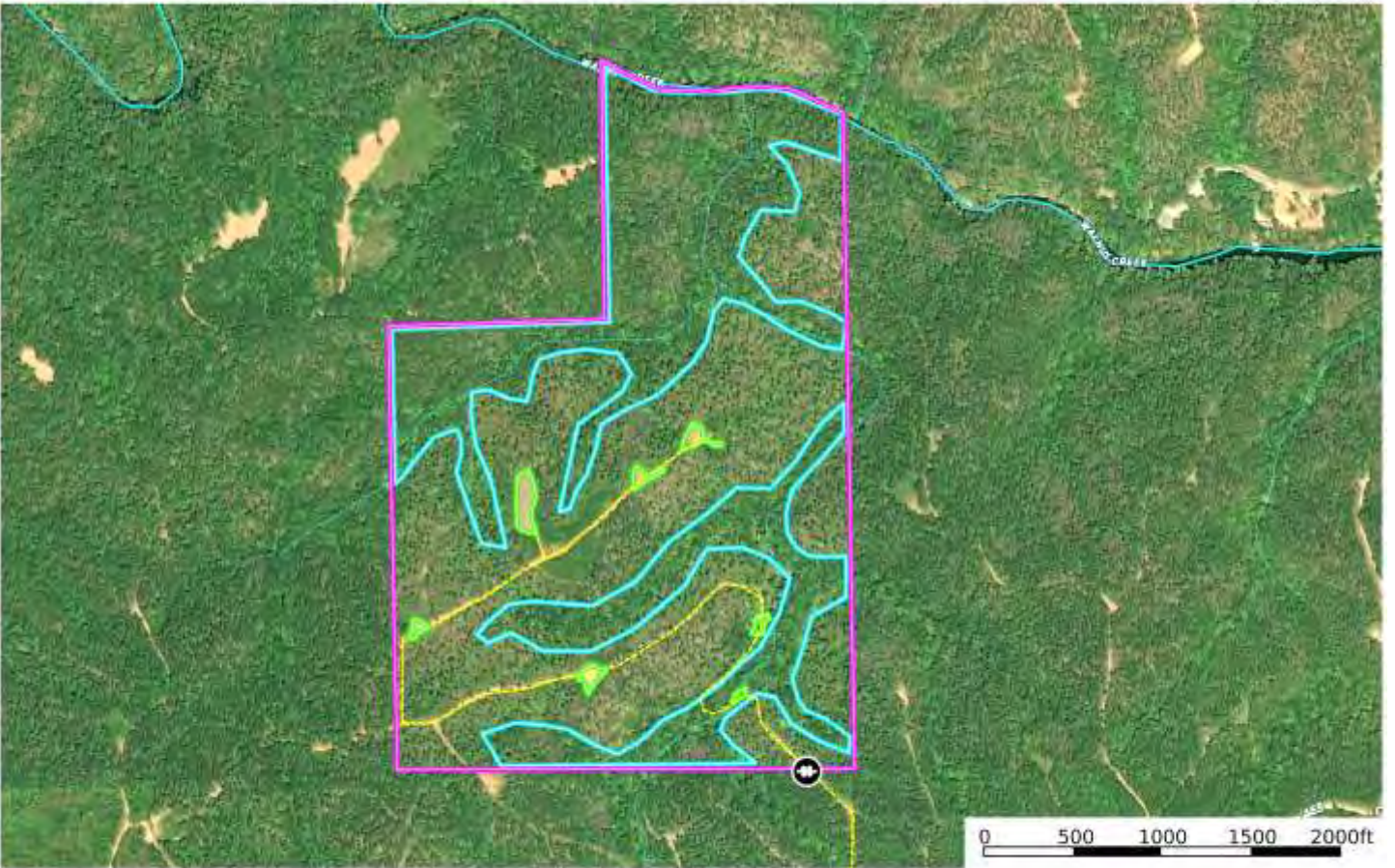
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Aerial Photo

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0 500 1000 1500 2000ft

0 Date Road (Thal) Boundary In. Hardwood Greenfield Stream Intersected BlackCreek Water Body

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