

Coosa Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 548

More info at
334-850-2146
Agent: Jason Wales

Land For Sale

201 acres

\$693,450

Exclusive Agent For Owner

CYPRUS
PARTNERS

- Located in central Coosa County about 1 mile south of Rockford
- It is about 76 minutes from Birmingham (intersection I-459 & I-65), or about 21 minutes from Alexander City (intersection US Hwy 280 & AL Hwy 22)
- The property has about ½ mile on Hachemedega Creek and a few hundred feet on an un-named blue-line creek
- The property fronts for about 4,800 feet on paved Co Rd 23.
- This forested property has numerous nice house sites. Power is available from Co Rd 23 at the adjoining houses on the north and south end of the property. No city water is available.
- The hunting on the property is excellent due to the extensive creek frontage, and the nice mix of bottomland hardwood, upland hardwood, and planted pines
- The timber investment qualities of this property are very good because it has about 120 acres of planted pine: 65 acres of longleaf pine (about 15 years of age), 25 acres of loblolly pine (about 17 years of age), 30 acres of loblolly pine (about 7 years of age)

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

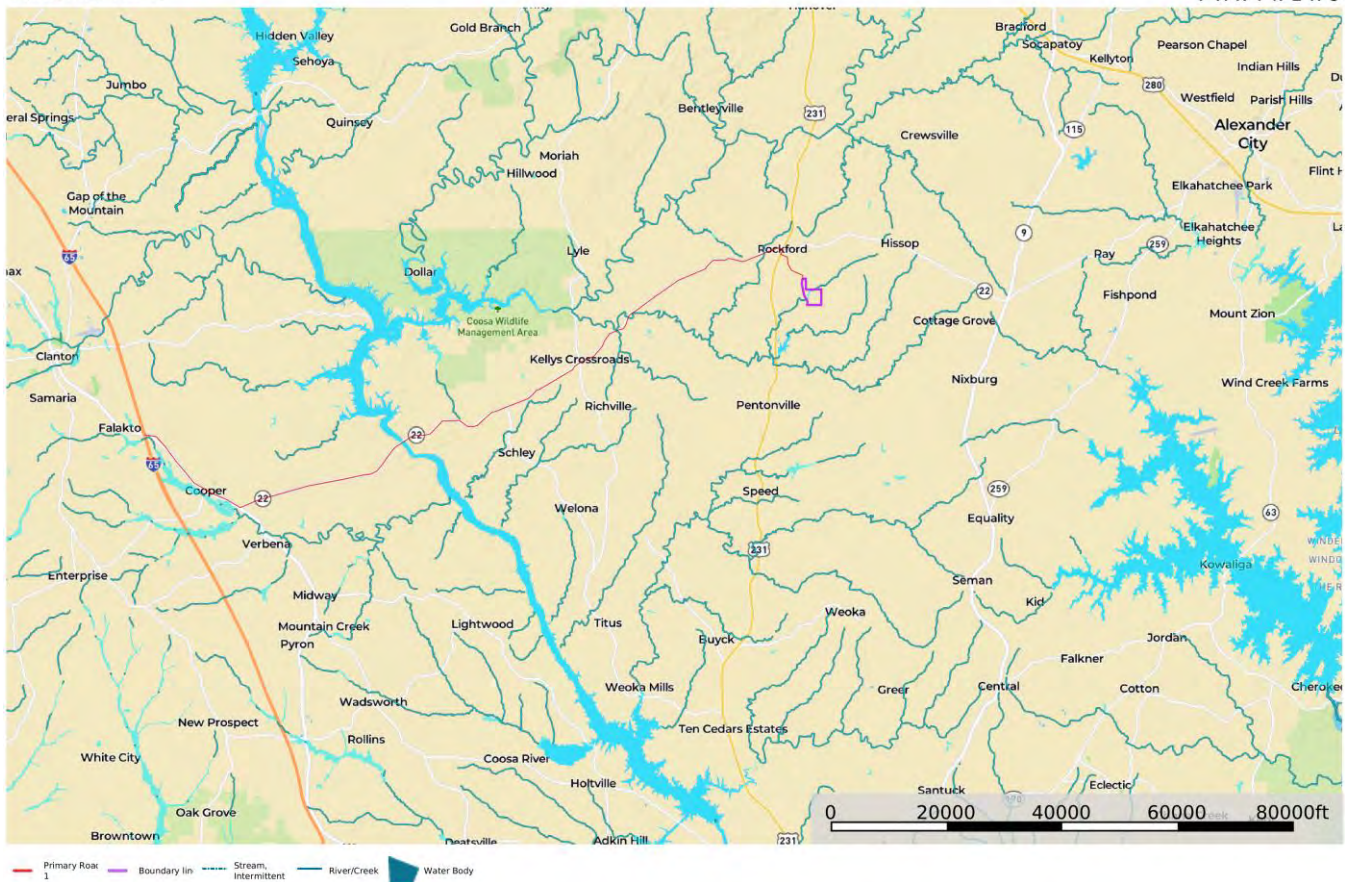
From the intersection of I-459 and I-65 (in Hoover, AL, about 76 minutes to the property)

Head south on I-65 towards Montgomery and go about 44.4 miles to I-65 Exit 205 at Clanton. Exit here and turn left at the end of the ramp on U S Hwy 31 and go 4.4 miles to AL Hwy 21 on the left. Take a left and go 20.9 miles, crossing over the Coosa River, to U S Hwy 231 in downtown Rockford. Take a right at the traffic light and go ¼ mile to County Road 18 on the left. Take a left and go 1.1 miles to County Road 23 on the right. Take a right and go 0.1 miles to the north line of the property on the left. Look for the pink flagging. From here, the property will be continuously on the left for the next 0.9 miles. From the intersection of County Road 18 and County Road 23, it is 0.9 miles to the gated entrance to the property on the left (the gate is 0.1 miles north of the south line of the property which is also flagged in pink). The gate is locked. You are welcome to look at the property on your own. Call the agent, Jason Wales, to get the access code, or to arrange a guided visit if you prefer. We suggest you take the brochure from the web site with you because it has maps and aerial images to guide you. You can reach Jason at 334-850-2146, for more information.

Location Map

map_location_fielding201
Alabama, AC +/-

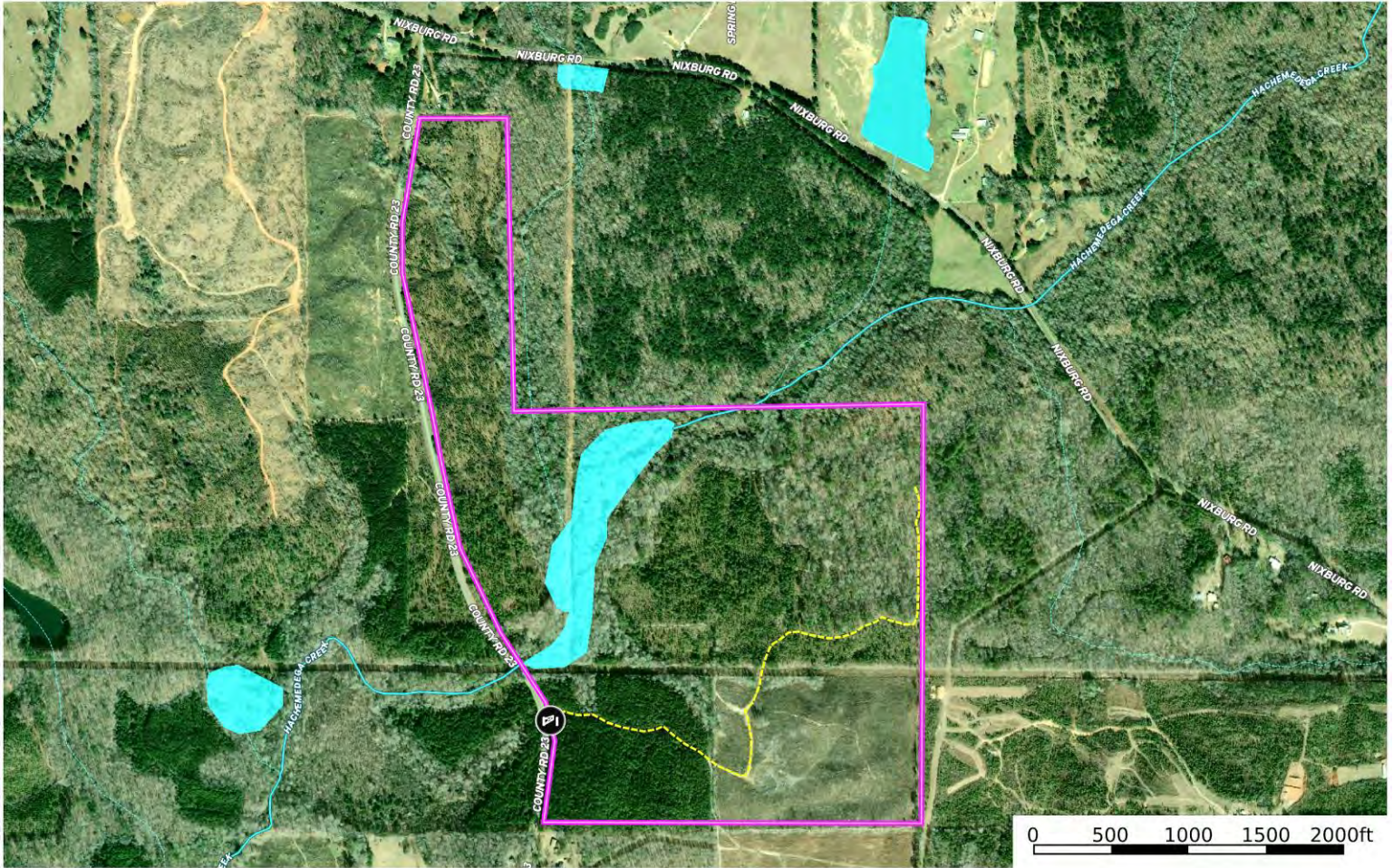
CYPRUS
PARTNERS



Aerial Photo

map_aerial_fielding201
Alabama, AC +/-

CYPRUS
PARTNERS



- Gate
- Road / Trail
- Boundary lin
- Stream, Intermittent
- River/Creek
- Water Body

Tom Brickman
P: 205-936-2160

www.cyruspartners.com

The information on this document was obtained from the information provided by the client. It is not intended to be used for any other purpose or to represent any other party.