

# Coosa Co., AL

SEE PHOTOS ON  
WEB SITE!

[www.cypruspartners.com](http://www.cypruspartners.com)

Reference # 338

More info at  
205-936-2160

## Land For Sale

### 76 acres +/-

### \$1.5 million

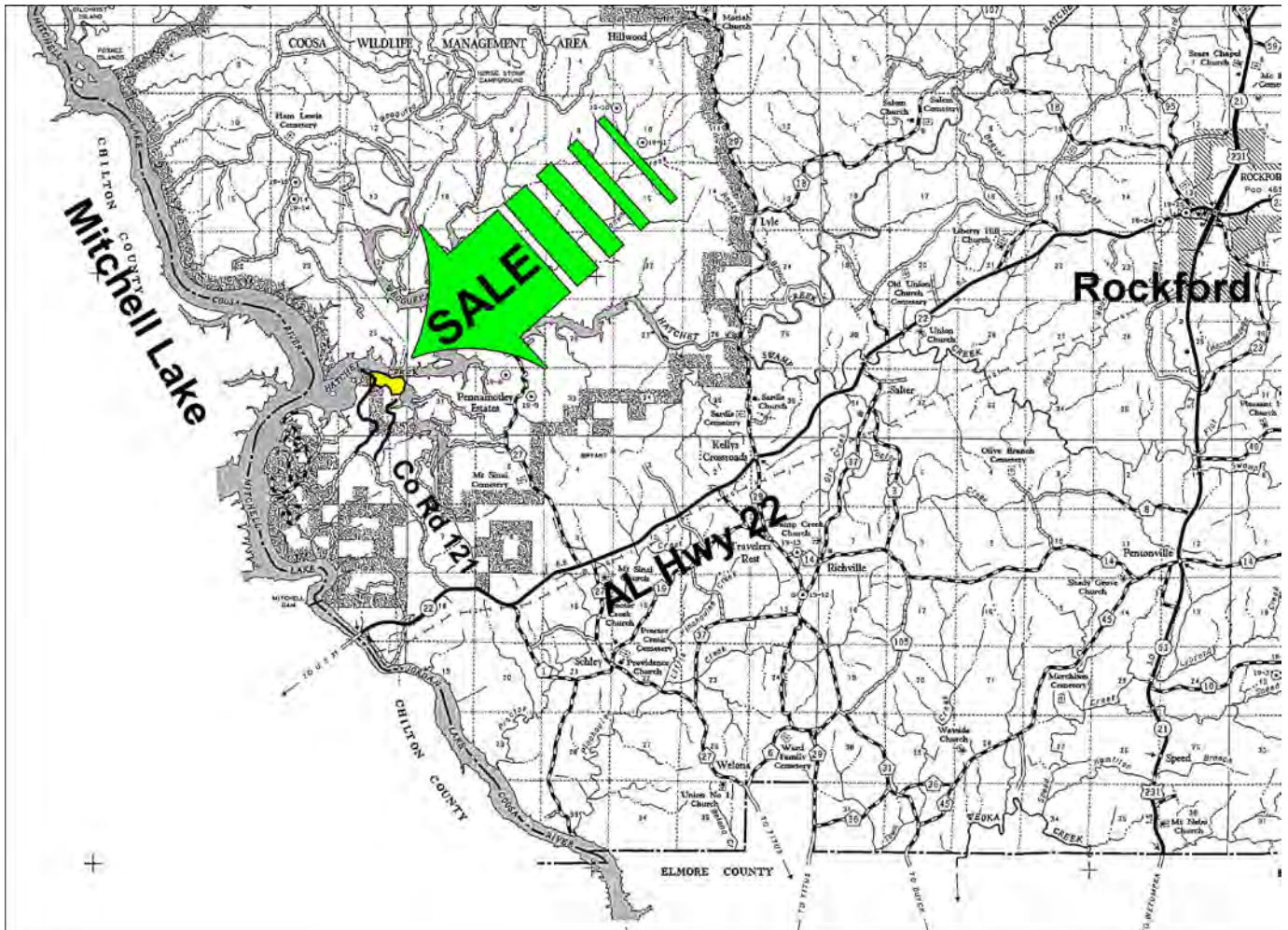
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located in Coosa County about 9 miles northeast of Clanton and 12 miles west of Rockford (as the crow flies)
- The property is adjacent to The Preserve At Lake Mitchell, an established residential lake community
- Strong potential for residential development with about 4,500 ft. of frontage on Mitchell Lake (Coosa River at Hatchet Creek) and numerous beautiful lake lots set in a beautiful mature longleaf pine forest
- Power & water available
- No locked gates, so you are welcome to look on your own. Print out the brochure and take with you for the maps. Or, you can set up an appointment with the agent

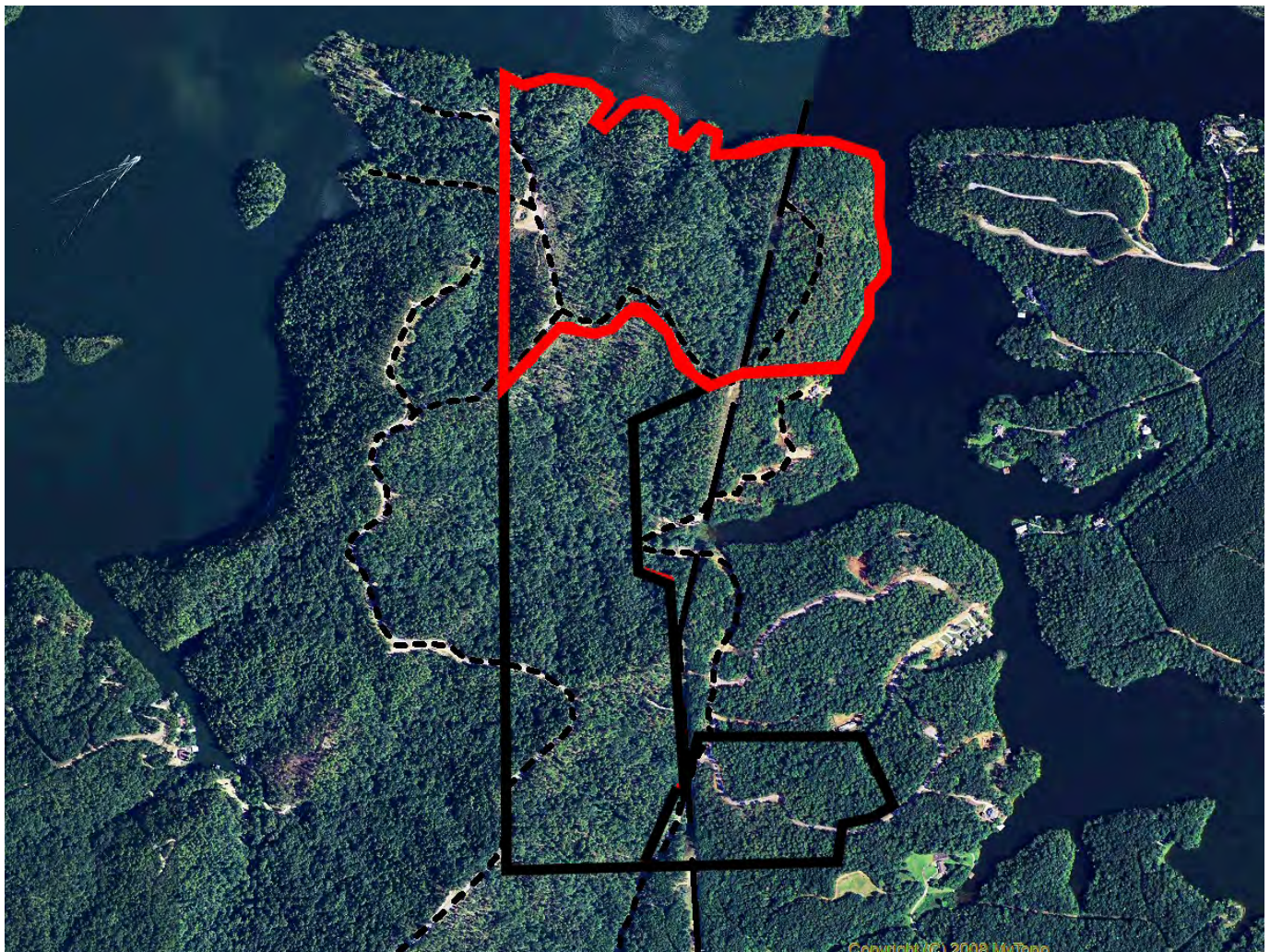
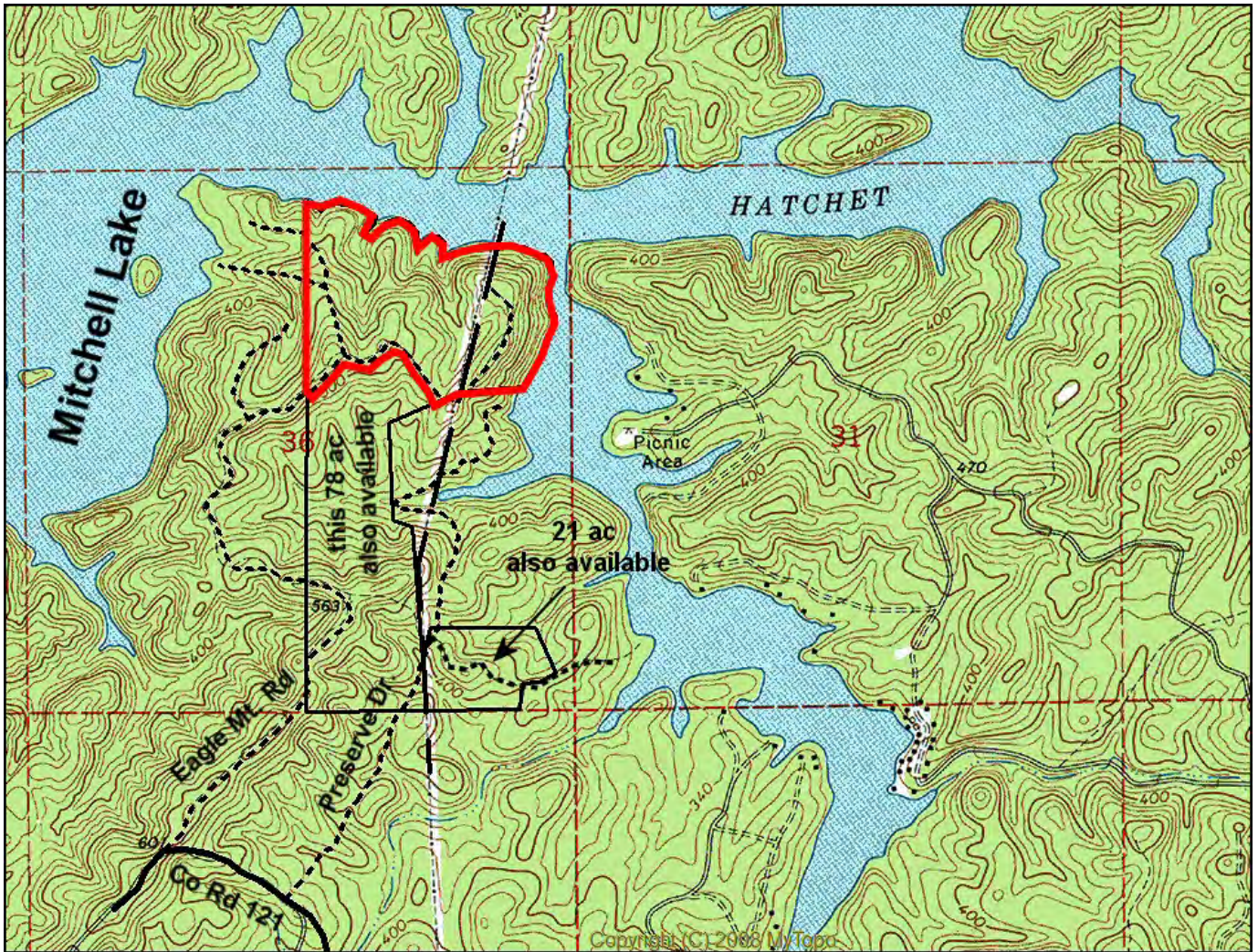
All distances and acres are estimates and should be independently verified



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 makes any representation or warranty as to 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, and fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

Directions from I-65 Exit #205 (U S Hwy 31): (25 minutes to the property)

From I-65 Exit # 205, go south on U S Hwy 31 for 4.0 miles. Take a left on AL Hwy 22 and go 7.7 miles (crossing over the Coosa River) to Coosa Co Rd 121 (Google Maps calls it Co Rd 1). Take a left and go 2.8 miles to Eagle Mountain Road. Take a right and go 1.7 miles on this gravel road to the west line of the property. About 200 feet further, look for the Cyprus Partners sign on the right at a dirt road. This road is the south line of the 76 acre tract and divides it from the adjacent 78 acre parcel that is also for sale. This dirt road will take you all the way to the north end of the powerline. Use the topo map on the web site as a guide from this point. You are welcome to look on your own or you can set up an appointment. Eagle Mountain Road and the west line of the property intersect at Lat: 32° 50' 58.1"N.; Lon: 86° 25' 51.1" W.



Aerial view