

Lee Co., AL

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Reference # 281

More info at
334-321-1865

Land For Sale

160 acres +/-

\$414,400

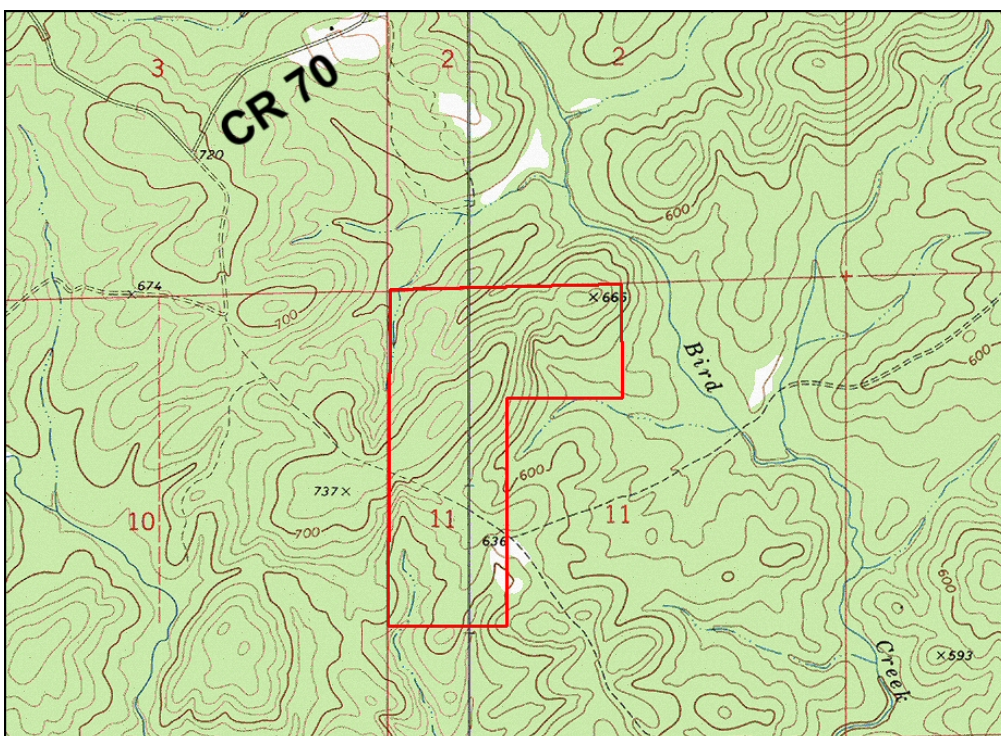
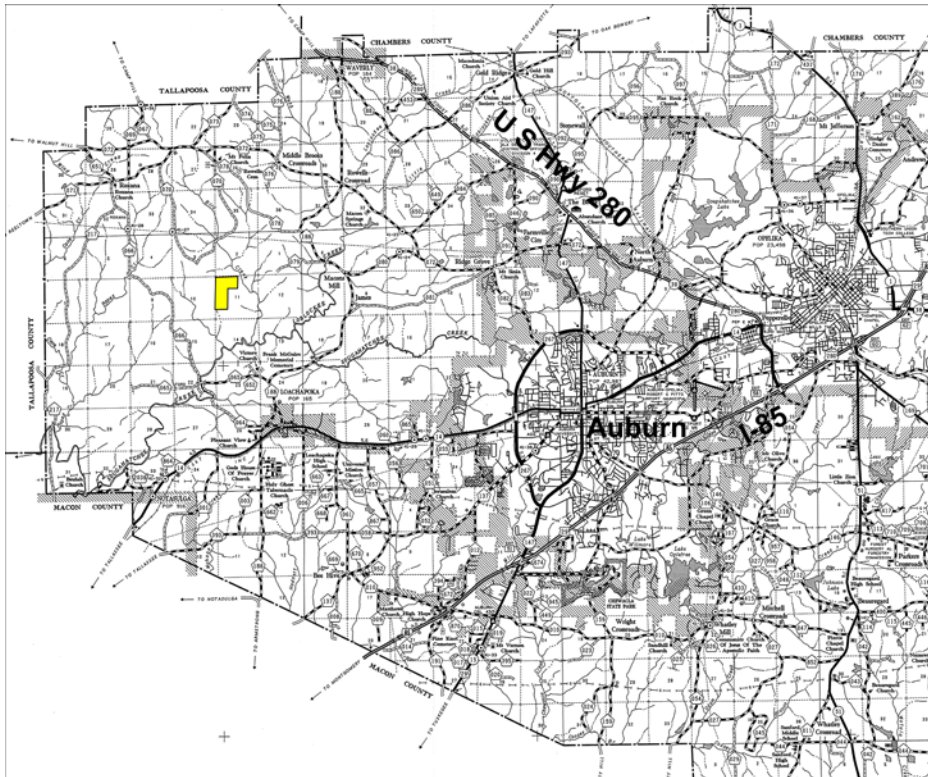
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in western Lee County about 15 miles to Auburn. Nine miles by road to US Hwy 280 at Waverly
- The timber is mostly mature natural hardwood. There are about 60 acres of pine planted in 1988
- Excellent network of woods roads
- Access is well established but un-deeded. West boundary is about 0.87 miles from Co Rd 70
- There are no locked gates (to view the property)

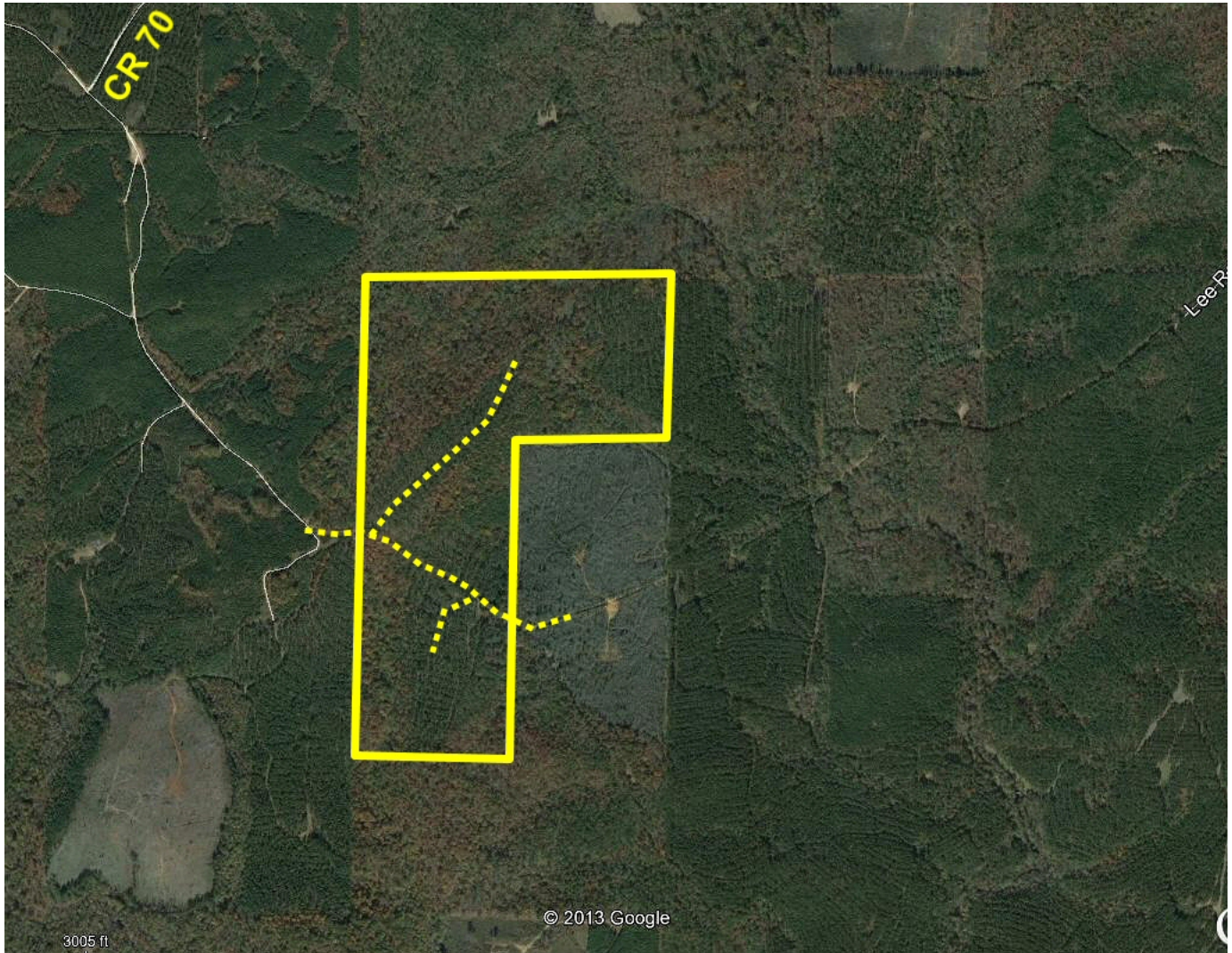
All distances and acres are estimates and should be independently verified



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 Waverly beginning at the intersection of U S Hwy 280 and Seals Road: (25 minutes to the property)

From the intersection of U S Hwy 280 and Seals Road in Waverly, take Seals Road west away from Waverly and go 0.7 miles to the intersection of Jackson Road on the right. Bear left and continue on Seales Rd/Co Rd 9/Co Rd 73. Go 3.1 miles to Co Rd 72 and take a right. Go 0.4 miles and take a take a left on Co Rd 71. Go 0.5 miles and take a left on Co Rd 70. Go 2.6 miles and take a right on a dirt road. From this point on follow the blue flagging and use the aerial photo in the brochure as a guide. Continue 0.8 miles and take a left on a dirt road. Continue 125 yards to the west line. At this point you'll see a Cyprus Partners sign. You are welcome to look on your own or you can set up an appointment. There are no gates that must be opened. The intersection of the west line and the wood road is located at Lat: 32°38'57.16" N. Lon: 85°37'40.83" W.



Aerial view