

Talladega Co., AL

SEE PHOTOS
ON WEB:

www.spencemaynor.land/69ac

Reference #363

Contact Spence for info:
205-500-0437

Lot For Sale
69 AC +/-
\$113,850

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

A great property for the person looking for a hunting or homestead tract close to town.

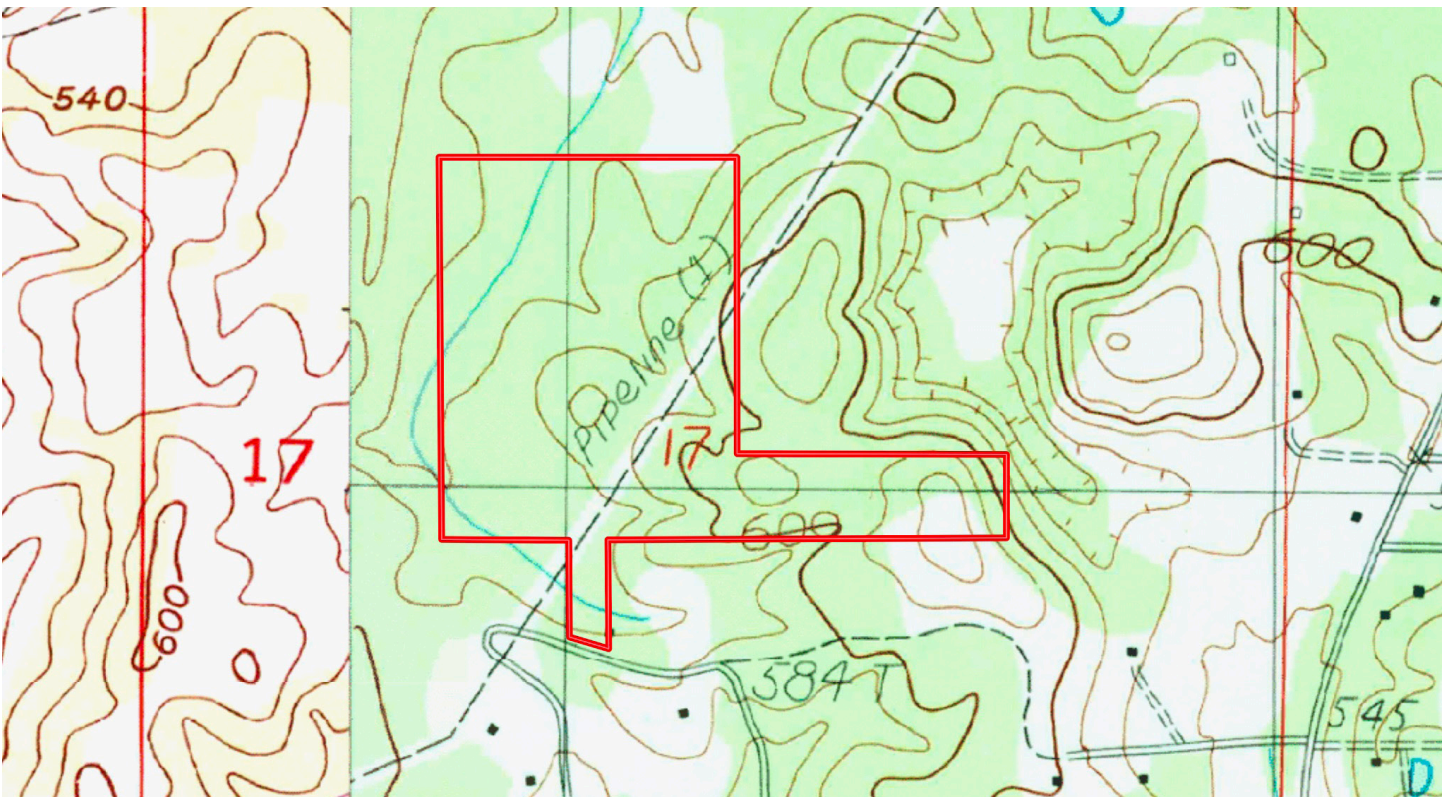
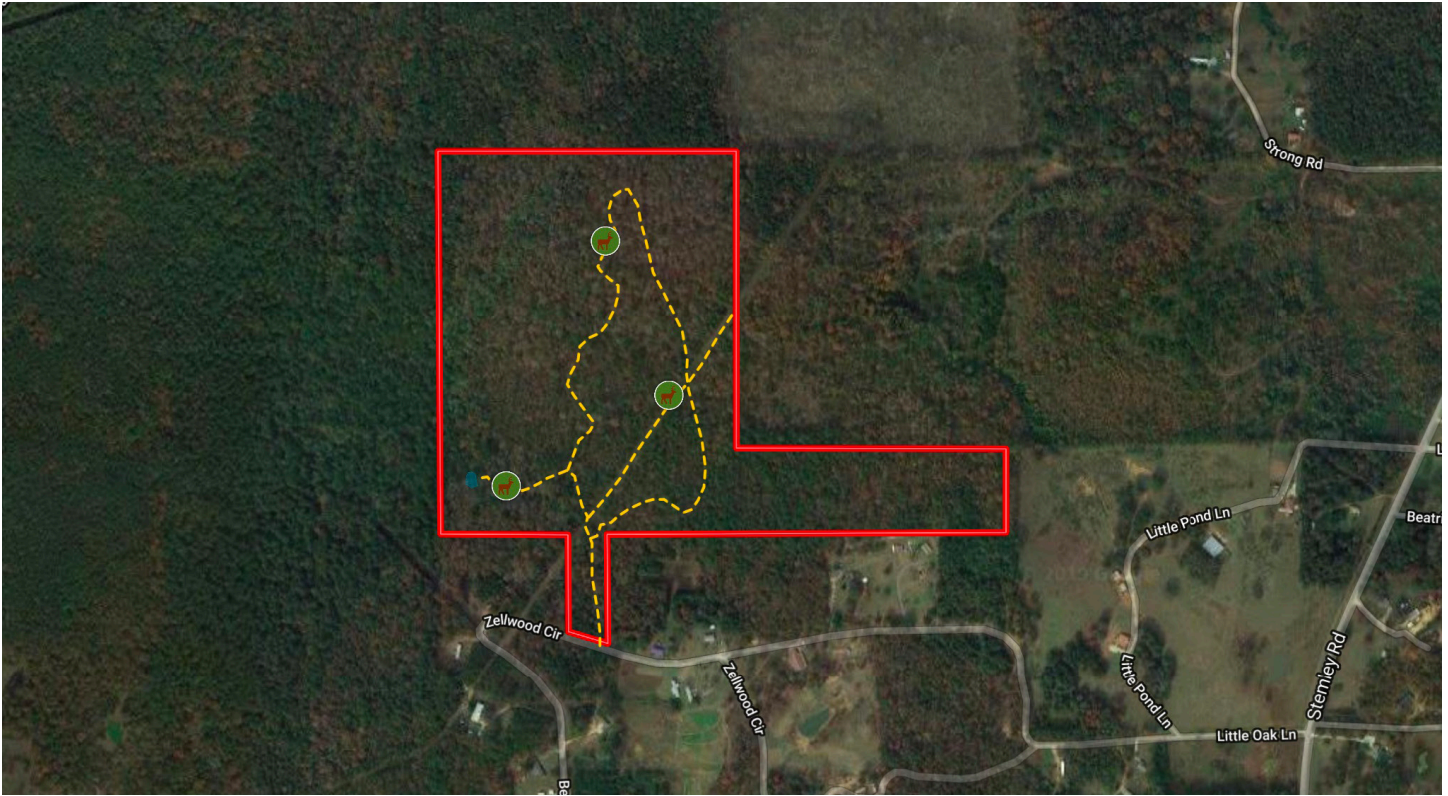
- New internal road, 3 New green fields, Mature hardwood forest, Less than one hour to Bham, 10 min to Lake Logan Martin, 10 min to public boat launch, 8 min to food and supplies.
- Plenty of high ground, access to blacktop road, and utilities give the tract good homestead potential.
- Large blocks of timberland adjoin the property, which provides backup for the wildlife.
- The pipeline makes a good location for deer stands and food plot areas to take advantage of the deer, turkey, and small game hunting this property provides.
- Utilities: Power, City Water, Telephone.
- Road access: 195 ft. frontage on Zellwood Cir.
- Easement: Pipeline easement bisects the property.
- Timber: 67 AC Mature natural timber with plentiful Longleaf Pine.
- Terrain: 1 to 15 Percent slopes, Most areas are gently rolling.



*All distances and acres are estimates and should be independently verified

DRIVING DIRECTIONS FROM CROPWELL, AL:

- 1) Head East on Highway 34/ Stemley Bridge Rd for 5 mi.
- 2) Turn Right onto Co Rd 207/ Stemley Rd for 4 mi.
- 3) Turn Right onto Old Collins Ferry Rd.
- 4) Turn Right onto Zellwood Cir and continue straight.
- 5) The property is located on the north side of Zellwood Cir on the right.
- 6) Look for access road to the Right of For Sale sign.



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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.