

Coosa Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 460

More info at
205-936-2160

Land For Sale

86 acres +/-

\$170,710

Exclusive Agent For Owner

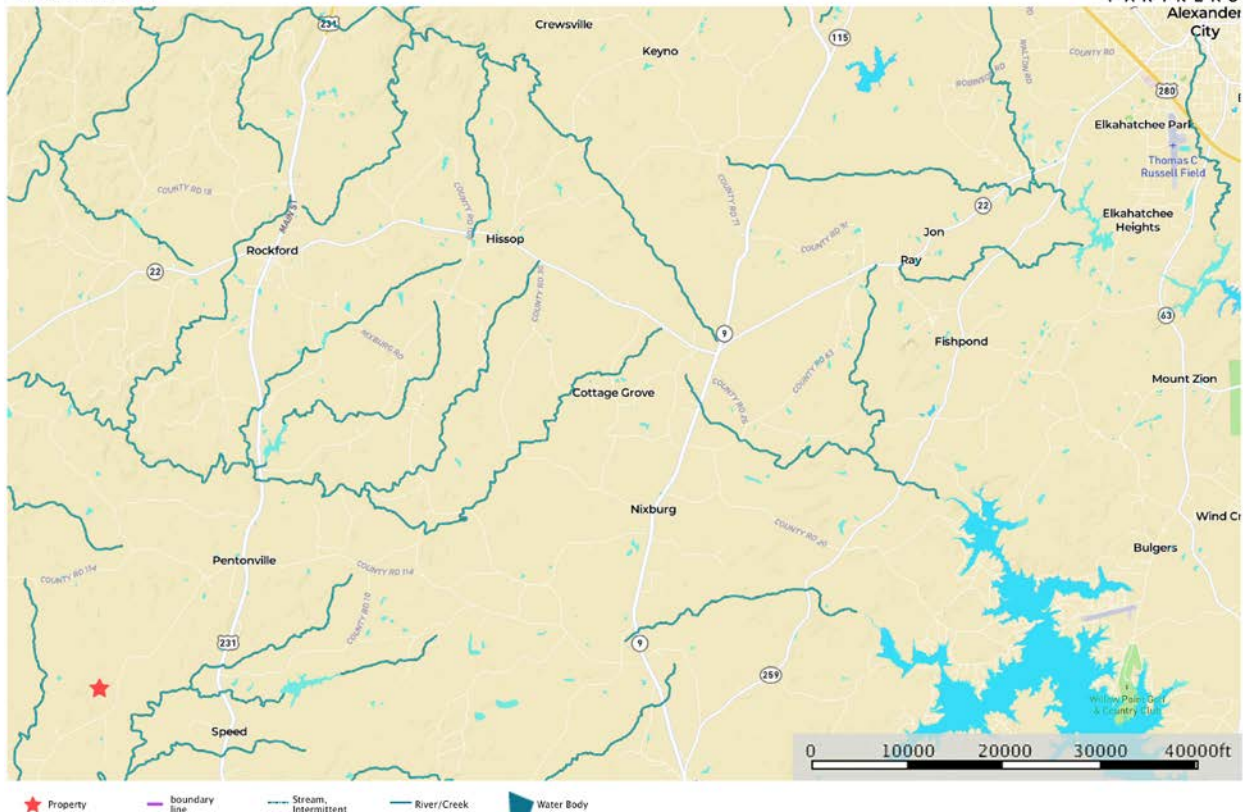
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P O Box 590045
Homewood, AL 35259

- Beautiful mature hardwood forest. Significant timber value so call agent for a recent timber appraisal
- A gorgeous rocky creek flows through the property for about ½ mile
- Topography is rolling and very pleasant – no extreme steepness
- Good deer and turkey hunting reported by the owner. Elevated shooting house included.
- Property has 500 feet of paved road frontage and an excellent network of woods roads
- Power available from the paved road. No city water service
- Located 8 miles southwest of Rockford and about 30 minutes from either I-65 at Clanton or US Hwy 280 at Alex City.
- Property shown by appointment only so call / text Tom Brickman at 205-936-2160 or email at tbrick@CyprusPartners.com.

All distances and acres are estimates and should be independently verified

map_location_yost
Alabama, AC +/-



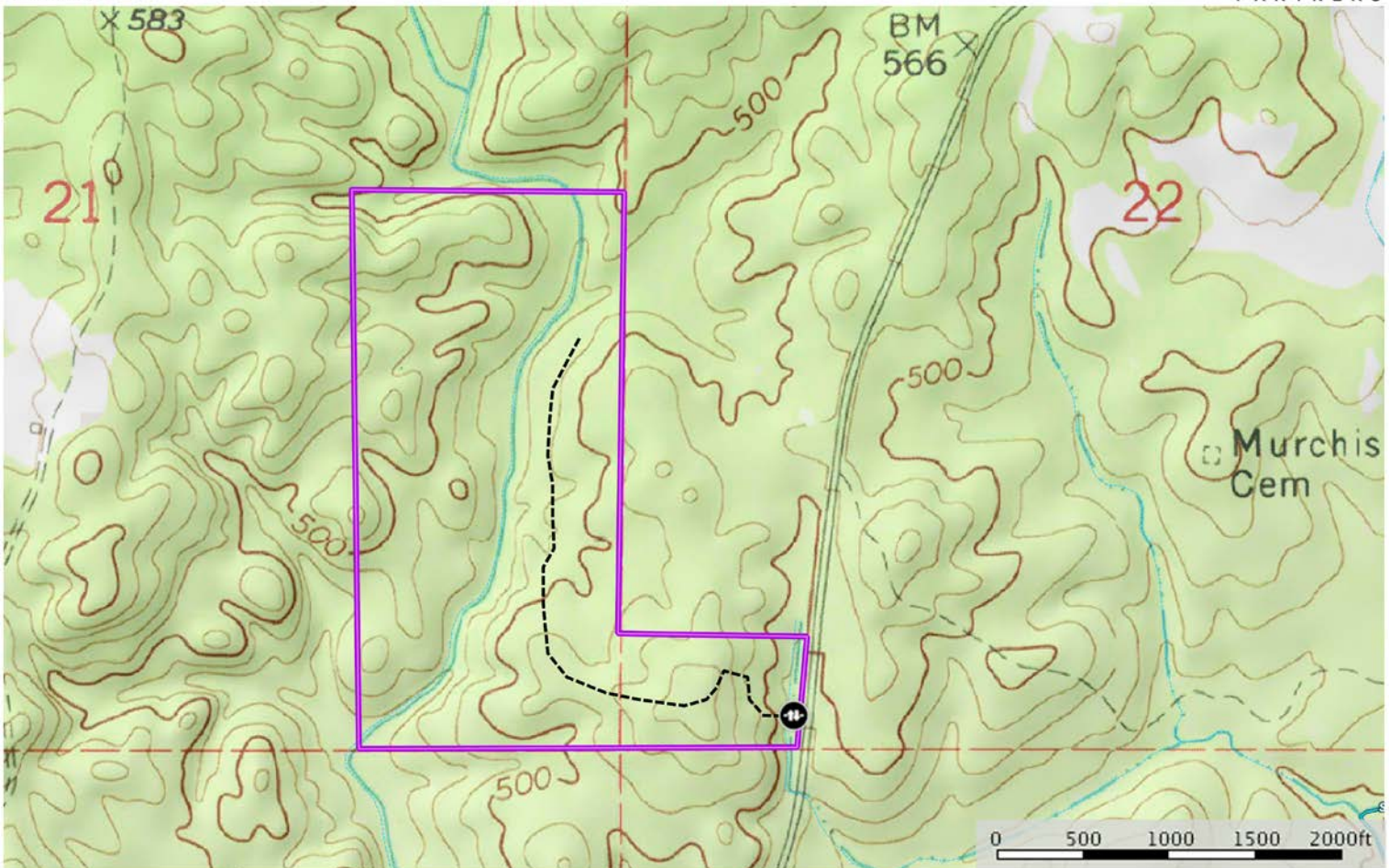
Directions:

From Clanton, AL (30 minutes to the property): from I-65 exit 205 at Clanton, go south on US Hwy 31 away from Clanton for 3.8 miles. Take a left on AL Hwy 22 and go 12.9 miles to Kellys Crossroads (crossing over the Coosa River) and take a right on Co Rd 29. Go 4.1 miles and take a left on Co Rd 31. Go 1.6 miles and take a left on Co Rd 36. Go 0.9 miles and take a left on Co Rd 45. Go 1.6 miles to the entrance to the property on the left. Look for the gate and the Cyprus Partners sign. Property is shown by appointment only so call the agent to arrange to see it. The front gate is located at Lat: 32° 40' 58.5" N.; Lon: 86° 15' 50.9" W.

From Alex City (30 minutes to the property): from the intersection of US Hwy 280 and AL Hwy 22 at Alex City, go west on Hwy 22 away from Alex City for 8.7 miles. Take a left on AL Hwy 9 and go 5.5 miles to Co Rd 14. Take a right and go 7.9 miles to Co Rd 45. Bear left onto Co Rd 45 (Co Rd 14 splits off to the right at this point) and go 2.8 miles to the property entrance on the right. Look for the gate and the Cyprus Partners sign. Property is shown by appointment only so call the agent to arrange to see it. The front gate is located at Lat: 32° 40' 58.5" N.; Lon: 86° 15' 50.9" W.

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Alabama, AC +/-

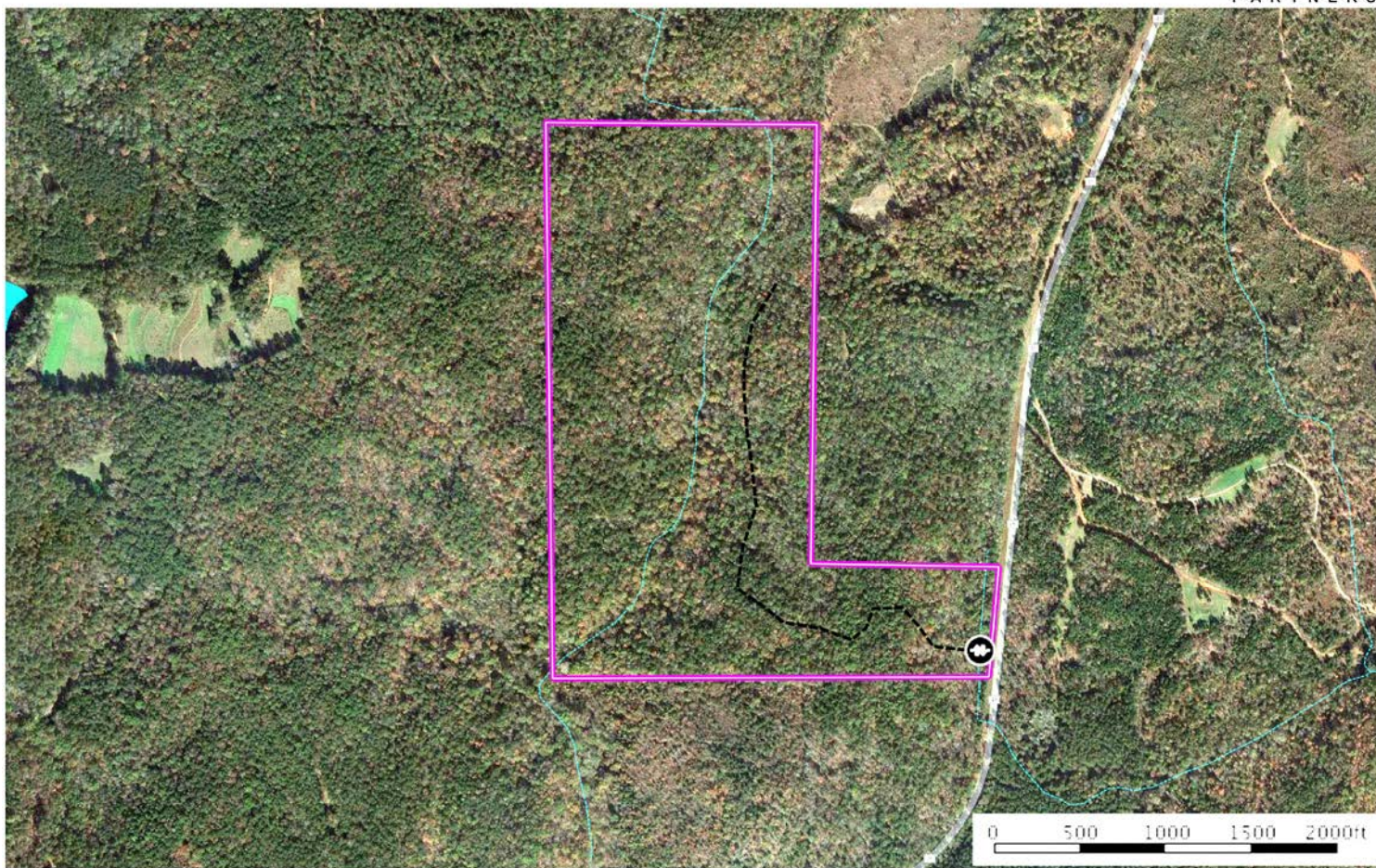
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Gate Road / Trail boundary line Stream, Intermittent River/Creek Water Body

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

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

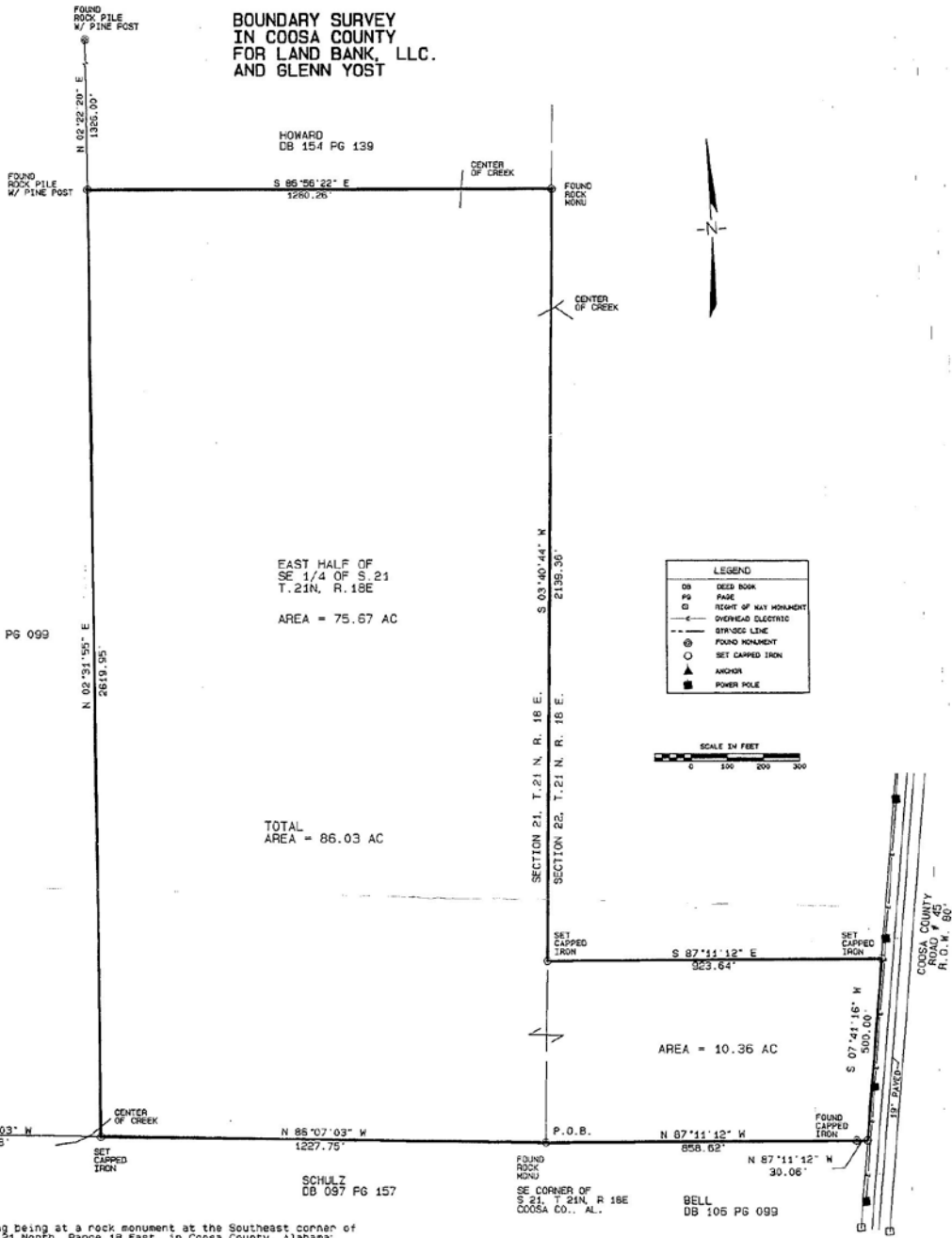


Gate Road / Trail boundary line Stream, Intermittent River/Creek Water Body



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.

**BOUNDARY SURVEY
IN COOSA COUNTY
FOR LAND BANK, LLC.
AND GLENN YOST**



I, MICHAEL CARROLL, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT MAP OR PLAN; THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYS IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF ACCORDING TO MY SURVEY THIS 27TH DAY OF AUGUST, 2004.

Michael Carroll

MICHAEL CARROLL
ALABAMA REGISTRATION NO. 23155
243 COUNTY ROAD 410
CLANTON, AL 36545
205-280-0358