

Coosa Co., AL

SEE PHOTOS
ON WEB:

www.spencemaynor.land/301ac

Reference #468

Contact Spence for info:
205-500-0437

LAND FOR SALE

301 AC +/- \$415,000

Exclusive Agent for owner:

CYPRUS PARTNERS

P O Box 43633
Birmingham, AL 35243

WEOGUFKA HUNTING, TIMBER, & RESIDENCE

Approximate Address: 562 Prater Road, Weogufka, AL, 35183

Market Area: Weogufka, Sylacauga, Stewartville

Road Access: 1,500 ft frontage on county maintained Prater Road

Utilities: Power, Public Water, Telephone

Waterfront: 2 streams

Buildings: "Cabin" – 2 Full BA, 2 BR, Very good condition

Improvements: Internal roads, Gates

Timber: 103 AC Pine plantation – Sprayed, burned, and replanted by Hancock Timber Company is now healthy stand of 7 year old, pre-merchantable Pine timber. Balance of timber was clearcut in 2013, not replanted.

Terrain: Rolling, 80 ft elevation change

Soils: 3.8 Capability Average

Current Use: Hunting & Recreation, Timber Investment



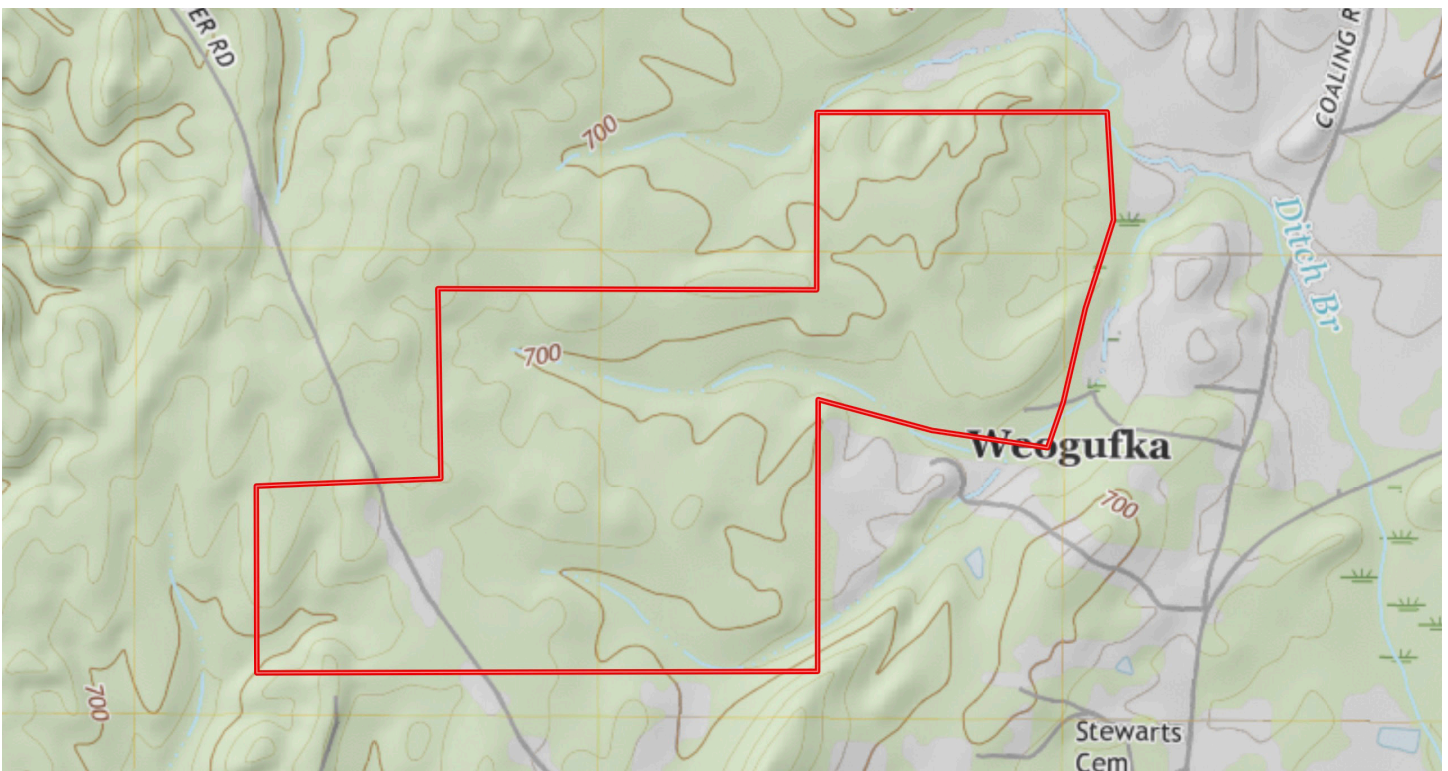
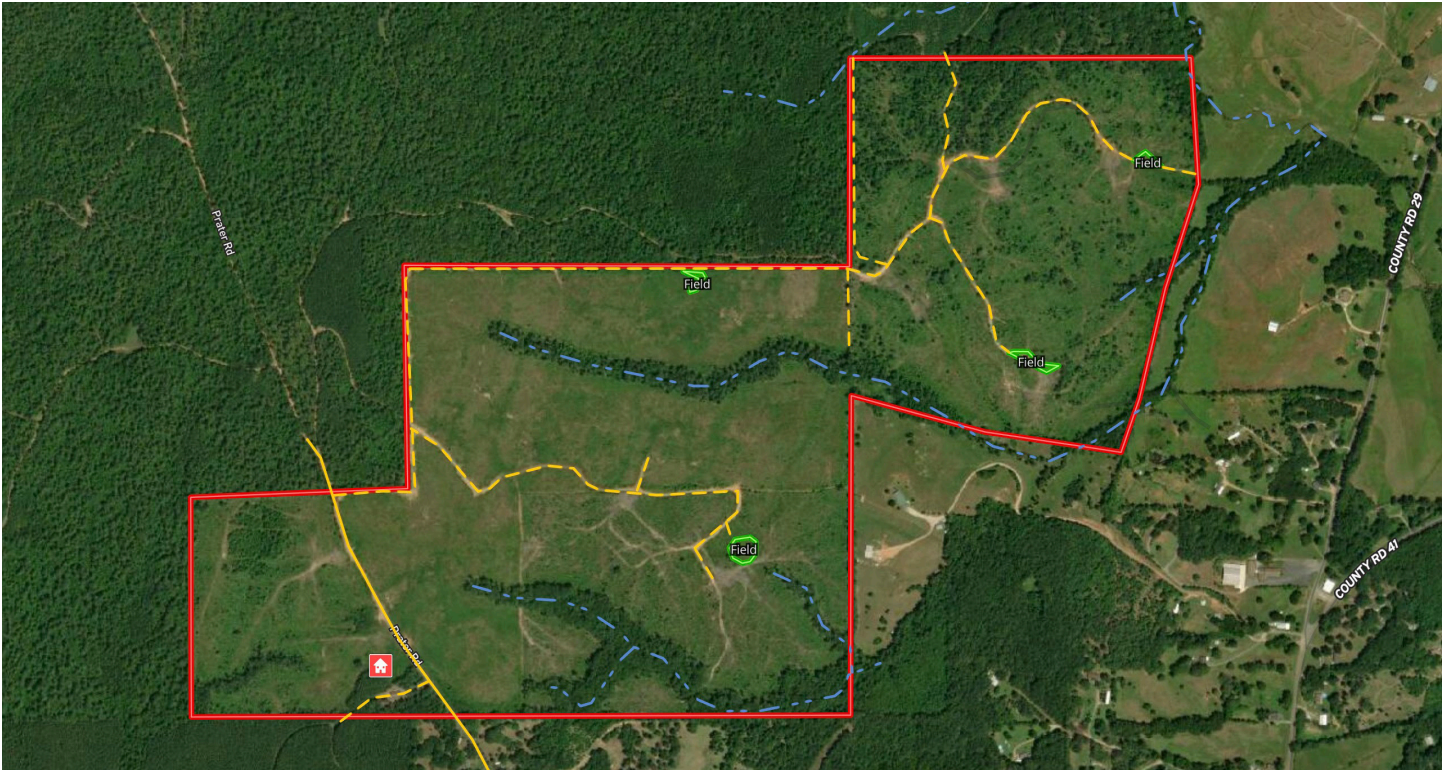
*All distances and acres are estimates and should be independently verified

DIRECTIONS FROM THE CORNER OF HWY 280 AND W FORT WILLIAMS ST IN SYLACAUGA:

- 1) Head southeast on US-231 S/US-280 E toward Quarry Rd.
- 2) Use the right lane to take the US-231/AL-21 ramp to Sylacauga/Montgomery/AL-231.
- 3) Turn right onto AL-21 S/US-231 S.
- 3) Turn right onto Weogufka Rd (CR 39/ CR 41/ CR 150).
- 4) Merge onto Coosa County Rd 29.
- 5) Turn right onto CR 56.
- 6) Turn right onto Prater Rd.
- 7) Continue on Prater Rd for 1 mile and the property will be on both sides of the road.

APPROXIMATE ADDRESS: 562 Prater Road, Weogufka, AL 35183.

COORDINATES: 33.024084, -86.328628.



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 make any representation or warranty as to its 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, zoning, or condition of title.