

Coosa Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 542

More info at
334-850-2146
Agent: Jason Wales

Land For Sale

94 acres
\$258,500

Exclusive Agent For Owner

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- A great location with rolling topography very suitable for several rural home sites.
- Located in northeast Coosa County about 3 miles from U S Hwy 280 at Kellyton. It is about 10 minutes from Alexander City and about 72 minutes from Birmingham (at Hwy 280 & I-459) to the property
- The property fronts for about 1,500 feet on paved county road 81 and about 2,000 feet on an unnamed dirt public road.
- There is power on the property. City water is about 200 feet north of the northeast corner on Co Rd 81.
- About 60 acres of the property has been clearcut. There are also about 25 acres of mature timber (including a grove of 6 or 8 monstrous yellow poplar that are 30" to 35" in diameter), about 6 acres of young pine, and a 3-acre field.
- No gates - you are welcome to look on your own. Please contact the listing agent, Jason Wales, 334-850-2146, to schedule a visit to the property or to get more info.

All distances and acres are estimates and should be independently verified

IMPORTANT NOTICE

Investment in rural land carries risk and this offering is made with conditions.

This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty as to completeness or accuracy of maps and other information provided here. No representation or warranty is made about this property, express or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency.

Driving Instructions

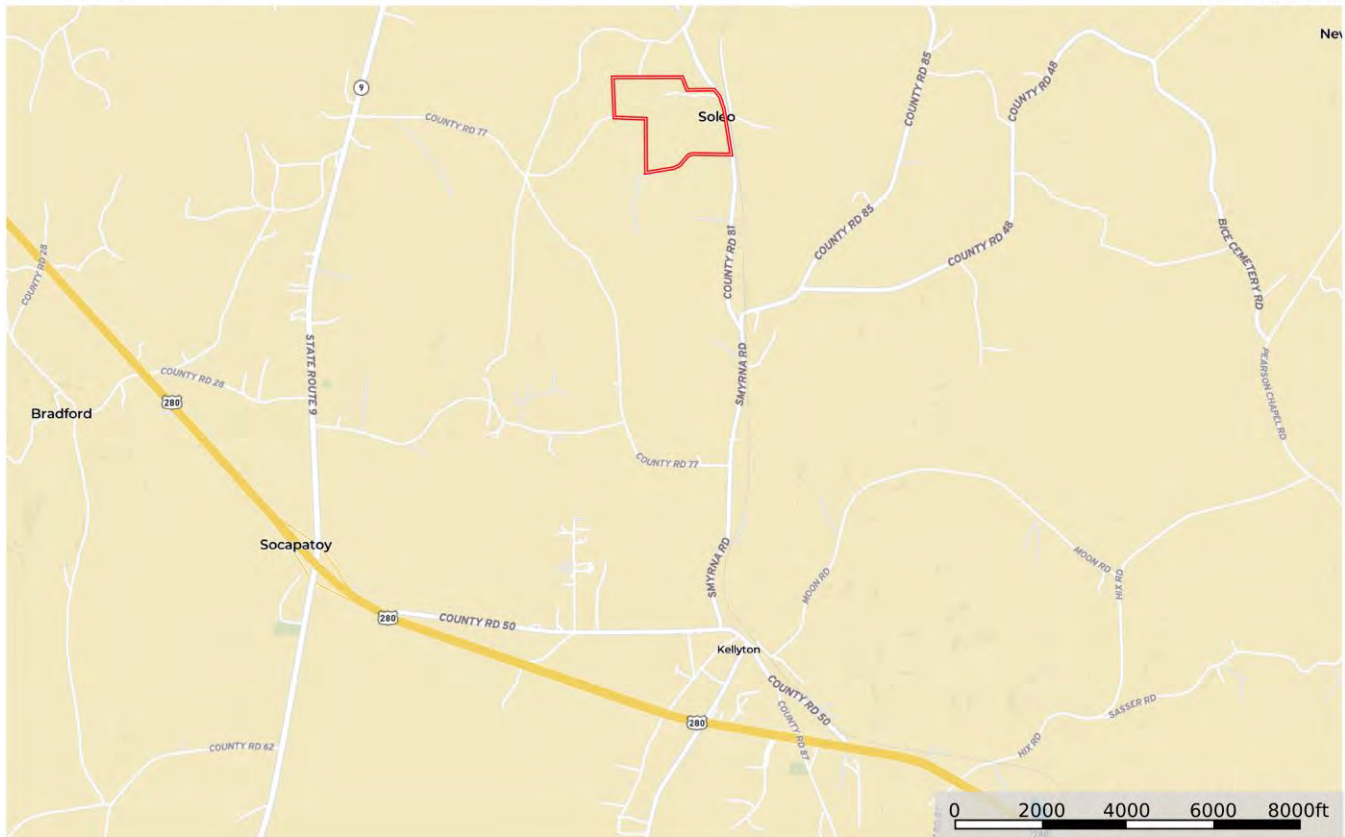
From the intersection of I-459- and U S Hwy 280 (about 72 minutes to the property)

Head east on U S Hwy 280 toward Auburn for 55.8 miles. Take a left on Coosa County Rd 50 and go 1.5 miles. Take a left on Smyrna Rd (Co Rd 85) and go 1.3 miles. Turn slightly left at the fork onto Co Rd 81 (if you cross the railroad track you missed the turn) and go 0.8 miles to an un-named dirt road on the left. This is the southeast corner of the property. There is a Cyprus Partners sign on a telephone pole on the left. From here, the property runs continuously up the paved road on the left for the next 1,500 feet. Or, if you take a left onto the un-named dirt road, it runs continuously on the right for the next 2,000 feet. There are no locked gates, so you are welcome to look on your own. Print out the brochure from the web site and take it with you for the maps and aerial photos. Or, call the agent, Jason Wales, 334-850-2146, for more information.

Location Map

map_location_Taliaferro94
Alabama, AC +/-

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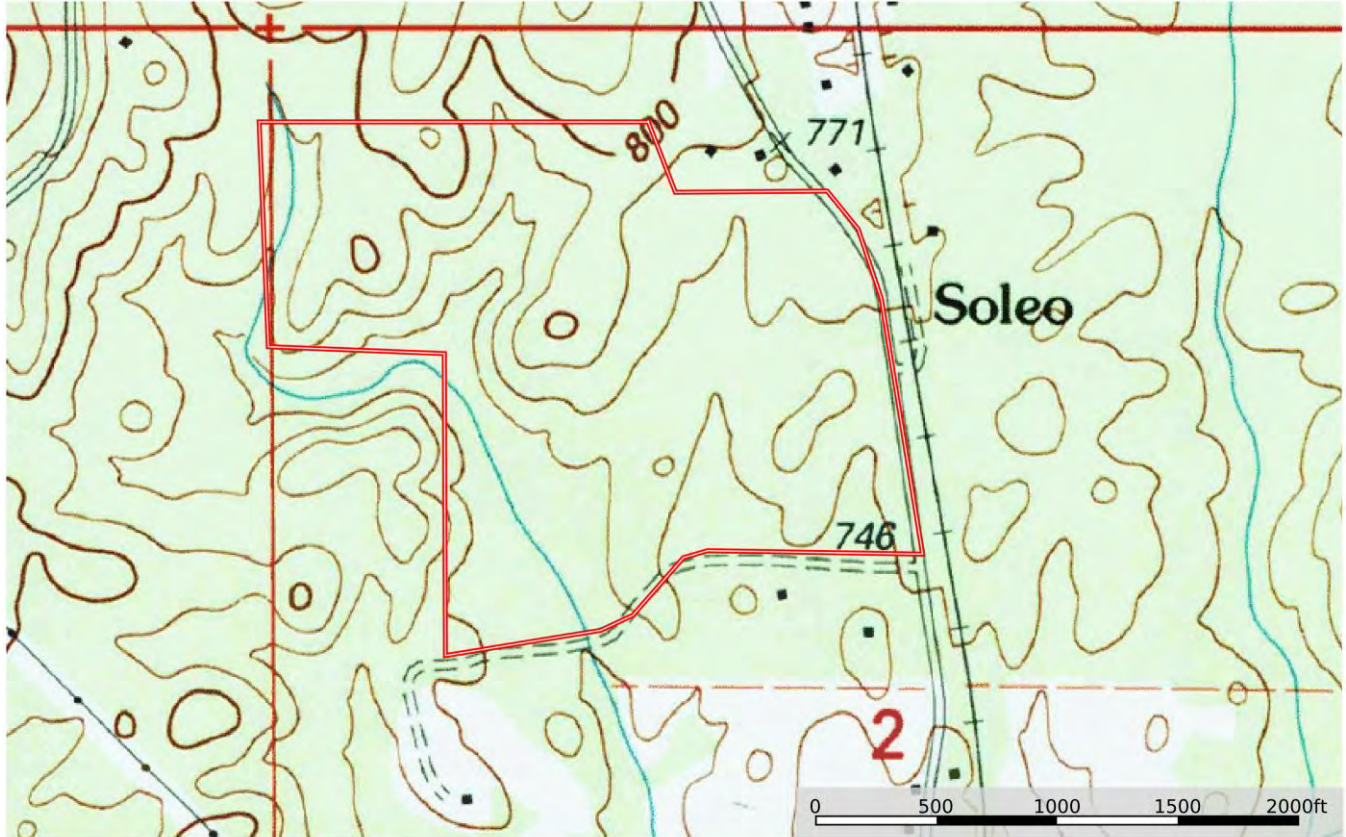
Tom Brickman
P: 205-936-2160 www.cyruspartners.com

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Topographic Map (20-foot contour interval)

map_topo_Taliaferro94
Alabama, AC +/-

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□ Boundary

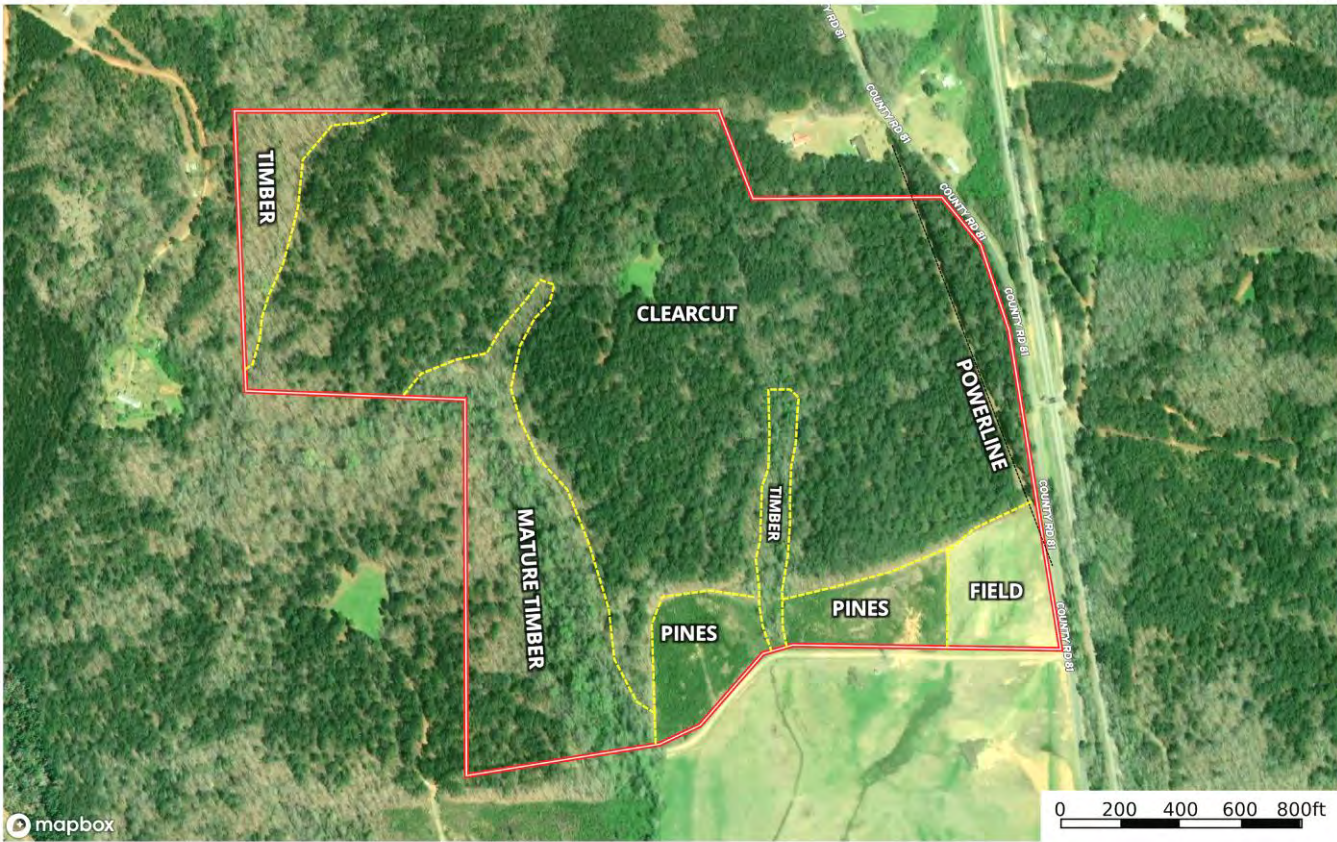
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Aerial Photo

map_aerial_Taliaferro94
Alabama, AC +/-

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mapbox

land use Transmissior Line Boundary

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Google Earth Image – 1999

