

Tallapoosa Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 549

More info at
334-321-1865
Agent: Lisa Love

Land For Sale
32.76+- acres
\$130,909

Exclusive Agent For Owner

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- Lockwood Lands – Excellent rural HOMESITE with good HUNTING and TIMBER in northern Tallapoosa County.
- POWER and PUBLIC WATER (Hackneyville W.A.) are available.
- Pretty stream runs seasonally.
- NATURAL TIMBER age 30+-: Pines and a variety of hardwood species
- Large grass food plot to attract WILDLIFE
- Pearson Chapel Road borders the property
- Boundary lines are surveyed and marked by flagging and/or fence
- Trails meander throughout the property for easy access.
- Roadside kudzu patch is an old houseplace; Easily cleared for cabin or new home.
- Lockwood lands have been in the same family for over 70 years!
- Near the rural community of Hackneyville, you are 6 miles to Goodwater, 11 miles to Alexander City, 50 miles to Auburn, 60 miles to Montgomery, and 70+- miles to Birmingham.

All distances, acres & boundary line markings are estimates and should be independently verified

Driving Instructions

From Alexander City (16 minutes to the property)

From the intersection of US 280 and Co Rd 22 head northeast on Lee St for 0.2 miles. Turn left on Commerce Drive and go 0.4 miles. Cross railroad tracks and turn left onto Washington St. Travel 1.2 miles and turn right onto Pearson Chapel Road. The property will be 9.3 miles on the left side of the paved county road. 33.077499, -85.977598

Call the agent, Lisa Love, 334-321-1865, to arrange a tour or for more info.

From Goodwater (10 minutes to the property)

From the Goodwater post office, head east on Weogufka St (crossing Co Rd 9) towards Brown St. Travel 0.2 miles and continue onto Hackneyville St. Travel 1.0 miles and continue onto Co Rd 86/ Goodwater Road. Travel 3.7 miles then turn left onto Pearson Chapel Road. In 1.5 miles, the property will be on the left side of the paved road. 33.077499, -85.977598

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IMPORTANT NOTICE

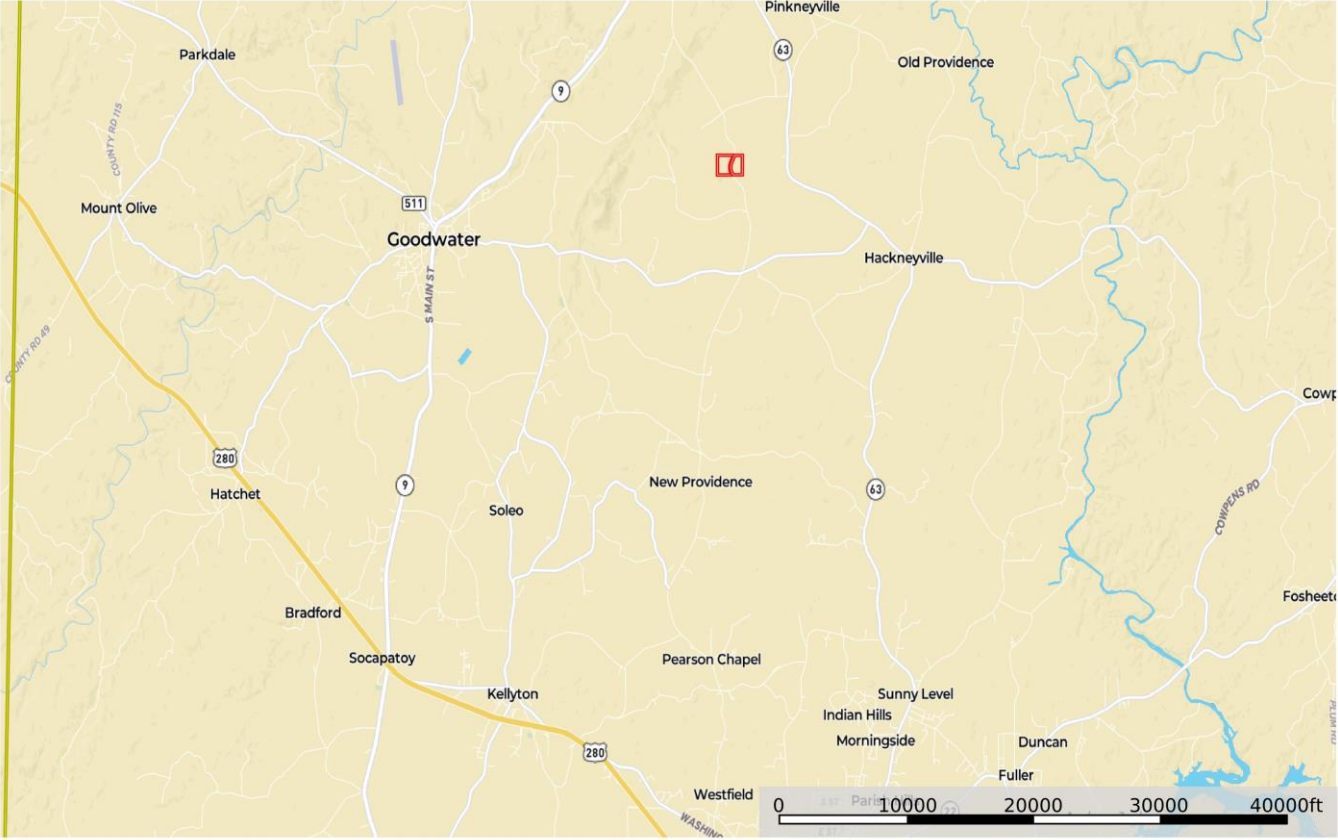
Investment in rural land carries risk and this offering is made with conditions.

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.

Location Map

549- Location

Tallapoosa County, Alabama, 57 AC +/-



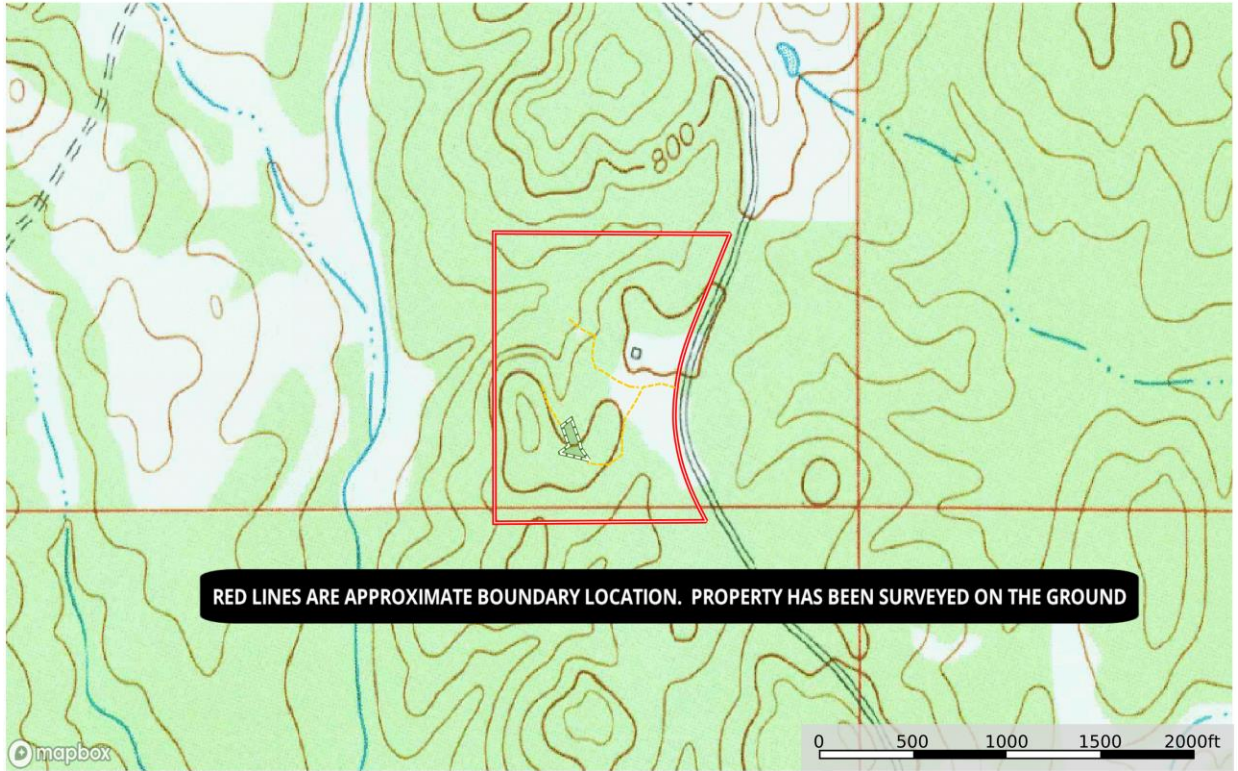
Boundary 1 Boundary

Melisa Love

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

Topographic Map

549 Parcel 1- Topo View
Tallapoosa County, Alabama, 32.76 AC +/-



Aerial Photo

549 Parcel 1- Aerial View
Tallapoosa County, Alabama, 32.76 AC +/-

