

Clay Co., AL

SEE PHOTOS
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Reference # 553

More info at
335-850-2146
Agent: Jason Wales

Land For Sale

119 acres

\$235,025

Exclusive Agent For Owner

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- A hunting tract all set up for deer season
- Located in southern Clay County, AL, about 85 minutes to Birmingham, and about 63 minutes from Auburn. The property is about 18 min. from Ashland and 24 min. from Alexander City
- The property is set up for deer hunting with several shooting houses overlooking food plots + a gathering spot with a skinning rack and outhouse
- Power is about 350 feet east of the northeast corner. There is no public water
- The timber is natural (un-planted), and is a mix of pine and hardwood that we estimate is about 25 years of age. It's merchantable, but young
- The property does not touch the county road, Mt. Zion Rd, which is a dirt, county-maintained road lying east of the property. From the county road, there are two gated access roads leading to the east line of the property. Gate "A" is about 800 feet from the east line of the property. Gate "B", at the northeast corner of the property, is about 20-30 feet from the east line of the property. Both access road are well established and their use has been uncontested. But they are un-deeded and run across adjacent private land. See the topo map on the web site for road and gate locations. Click [HERE](#) to learn more about un-deeded access
- Two beautiful, rocky creeks run through the property for about ¾ mile
- The gates are locked, so call the agent, Jason Wales, 334-850-2146, for access 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.

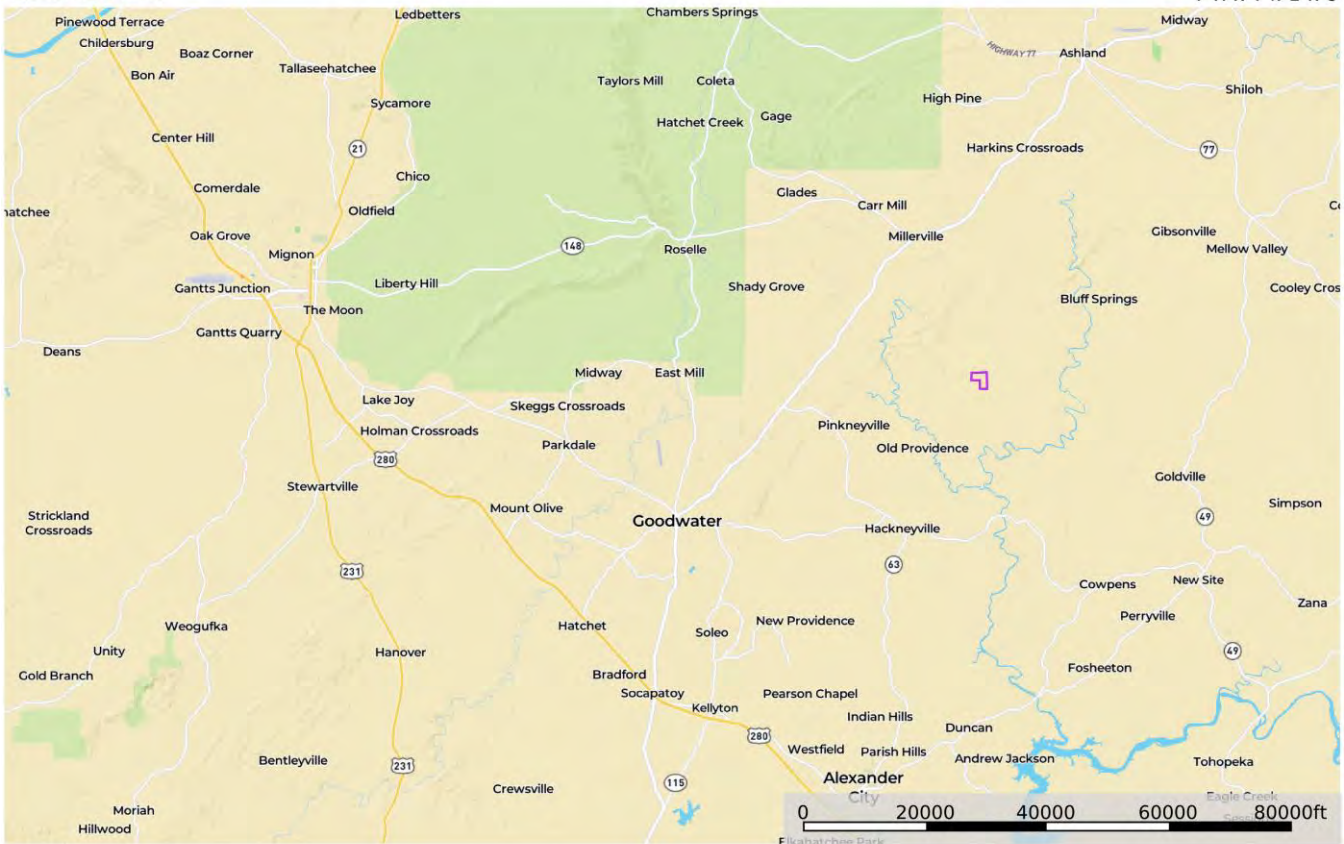
Driving Instructions

From the intersection of I-459- and U S Hwy 280 in Birmingham (about 85 minutes to the property)
Call the agent for a Google Maps Pin to one of the gates. Or, follow these instructions: Head east on U S Hwy 280 toward Auburn for 37.8 miles to Sylacauga. Take a left on to W. Park Street and go 1.2 miles. Take a right on AL Hwy 21 S / Broadway Ave and go 0.3 miles. Take a left onto Hwy 511 (Goodwater Hwy) and go 13.8 miles to Goodwater. Take a left onto AL Hwy 9 and go 4.8 miles. Take a right onto AL Hwy 63 and go 1.9 miles. Take a left onto Liberty Road and go 3.1 miles. Take a left onto Old Providence Rd. (Co Rd 5) and go 3.2 miles. Take a left on dirt Mt. Zion Church Road, and go 0.4 miles to gate "A" and 0.8 miles to gate "B", both on the left/west side of Mt. Zion Church Rd. The gates are locked. You are welcome to look on your own, or you can call the agent to set up an appointment. If you look on your own, call the agent for gate access info and print out the brochure from the web site and take it with you for the maps and aerial photos. Call the agent, Jason Wales, 334-850-2146, for more information.

Location Map

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Alabama, AC +/-

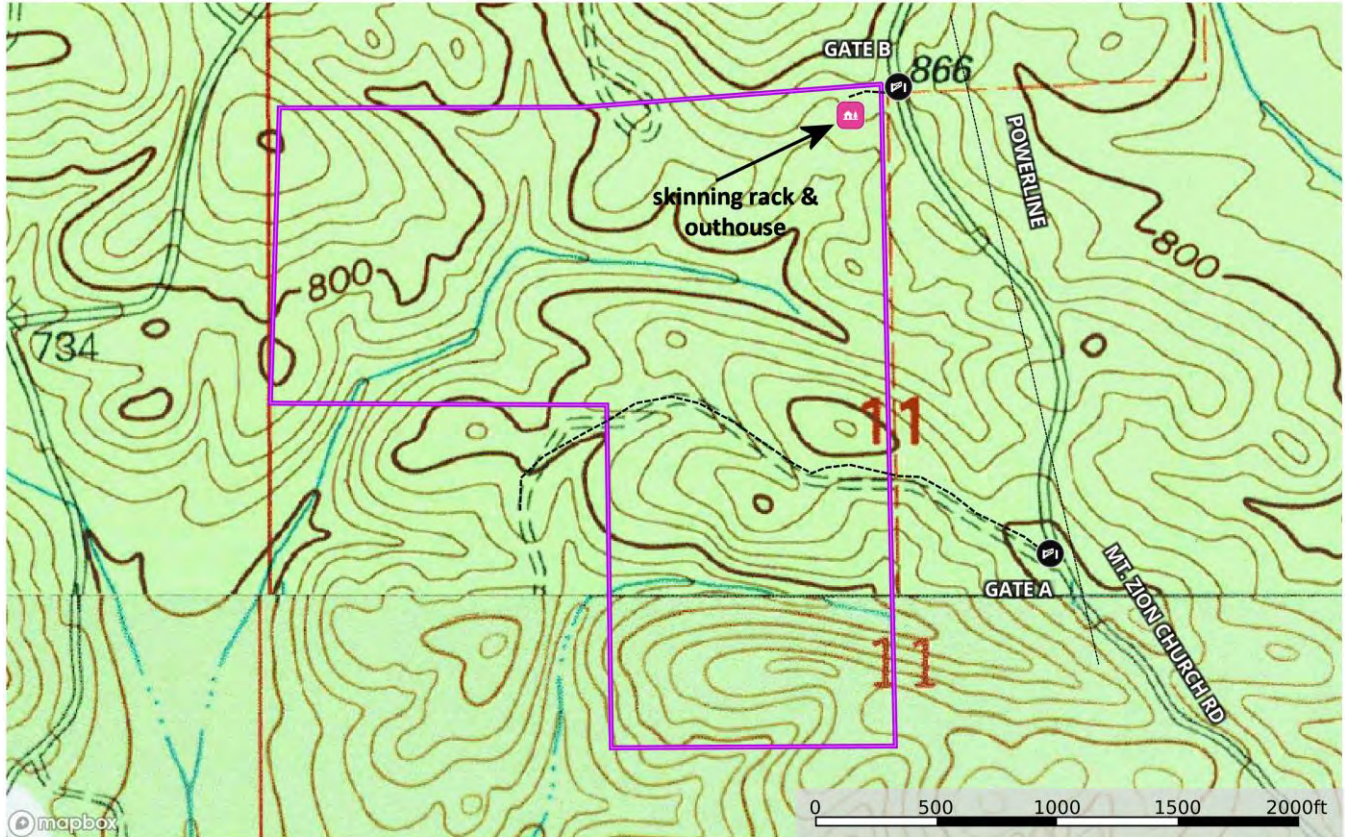
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Topographic Map (20-foot contour interval)

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Alabama, AC +/-

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skinning rack Gate B Gate A Transmissior Line Road / Trail ; Road / Trail 1 boundary lin

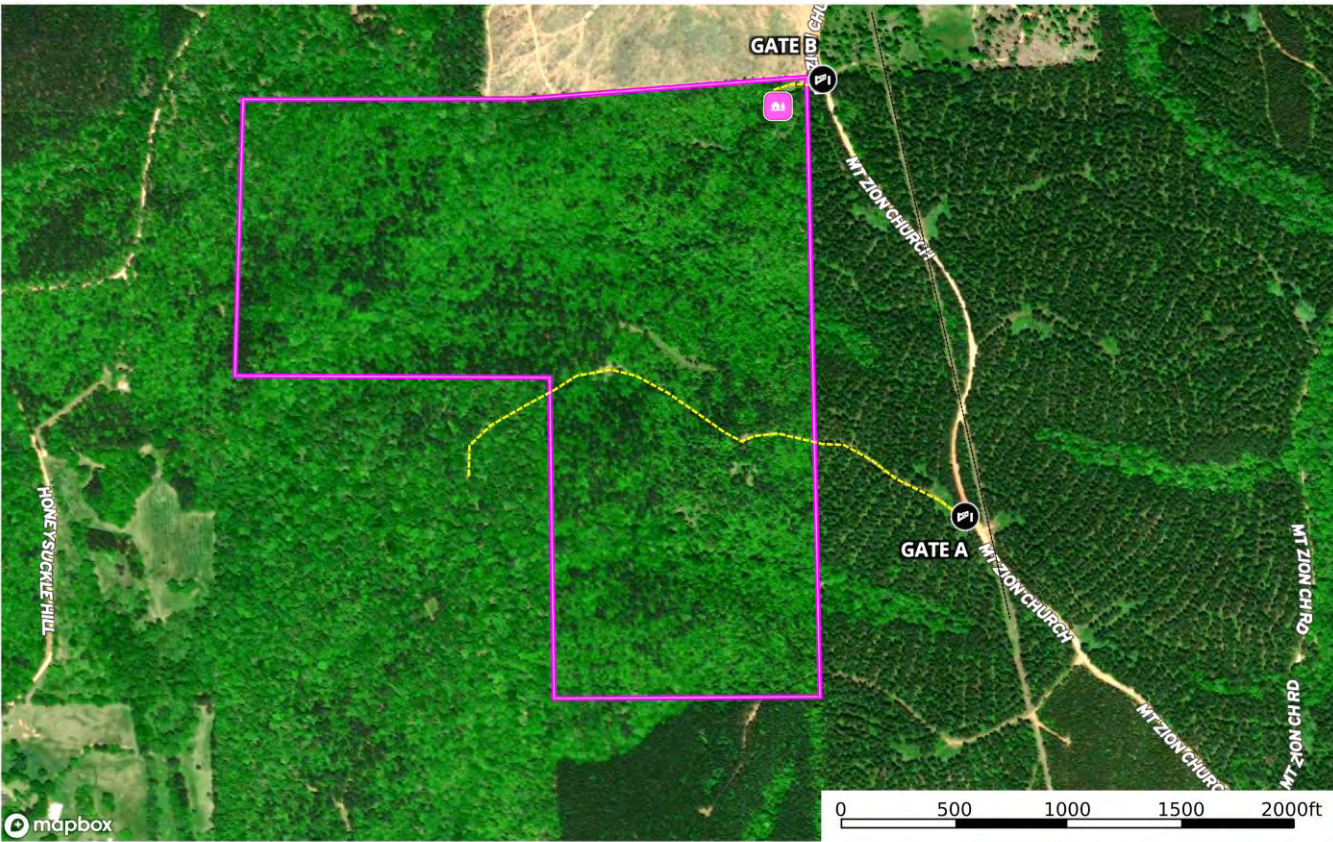
Tom Brickman
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Aerial Photo

map_aerial_taliaferro119
Alabama, AC +/-

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mapbox

skinning rack Gate B Gate A Transmission Line Road / Trail boundary line

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