

Chilton Co., AL

SEE PHOTOS
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Reference # 554

More info at
205-936-2160
Agent: Tom Brickman

Land For Sale
216 acres
\$604,800

Exclusive Agent For Owner

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- Located in central Chilton County about 5 miles east of Clanton
- It is about 46 minutes from Birmingham (intersection I-459 & I-65), or about 40 minutes from Montgomery, AL (intersection of I-65 & Northern By-pass)
- The property has about 2,900 feet on Walnut Creek. Although there is no road access to the creek, Lake Mitchell (Coosa River) can be reached by boat from here (2.3 miles)
- The property fronts for about 2,600 feet on gravel Co Rd 465
- The property has an excellent network of internal woods roads making all the acres highly accessible. The internal woods roads are used exclusively by the property owner.
- Power is available the entire length of frontage on Co Rd 465. Water runs up Co Rd 465 to within about 1/2 mile of the southern-most tip of the property
- This forested property has numerous nice house sites
- Excellent timber investment with about 163 ac of 28 to 21-year-old planted loblolly pine and about 53 ac of hardwood timber along creeks and drains
- The hunting on the property is excellent due to the creek frontage, and the mix of bottomland hardwood and planted pines
- Call the listing agent, Tom Brickman at 205-936-2160, for more info or to arrange a visit

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

Google Maps Pin – Location of Main Gate: <https://maps.app.goo.gl/tzpA4x8mvuu2qiUN6>

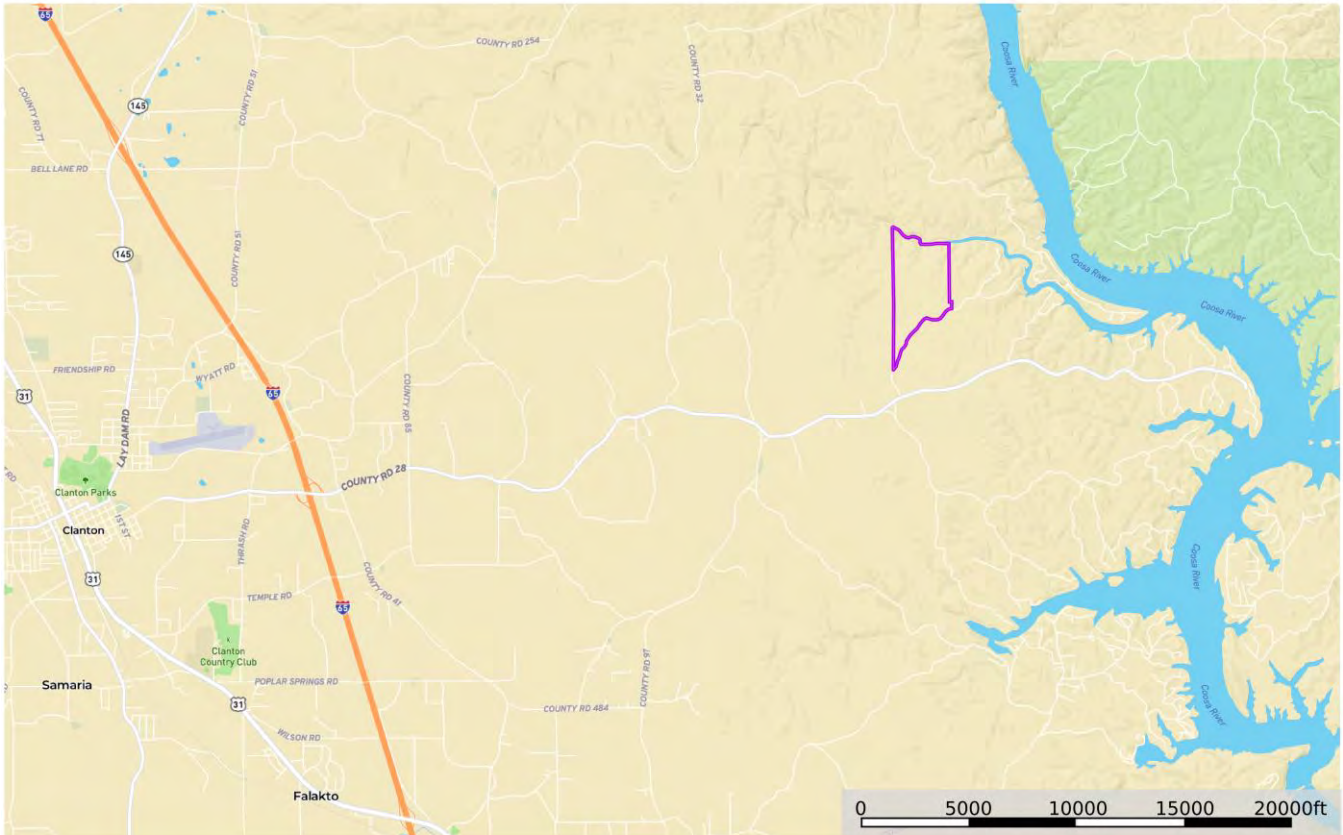
From the intersection of I-65 and Co Rd 28 in Clanton, AL (Exit # 208 - “Shony’s” exit) - about 10 minutes to the property.

Head east on Co Rd 28 toward the Coosa River for 5.8 miles. Take a left on Co Rd # 465 which is about 100 yard past the East Chilton VFD #2, and go 0.8 miles to the Main Gate on the left (north / west side of Co Rd 28). The gate is locked. You are welcome to look at the property on your own. Call the agent, Tom Brickman, 205-936-2160, to get the access code, or to arrange a guided visit if you prefer. If you go on your own, we suggest you take the brochure from the web site with you on your smart phone because it has maps, aerial images and a live link to Google Maps that will take you to the property.

Location Map

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Alabama, AC +/-

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— boundary lin

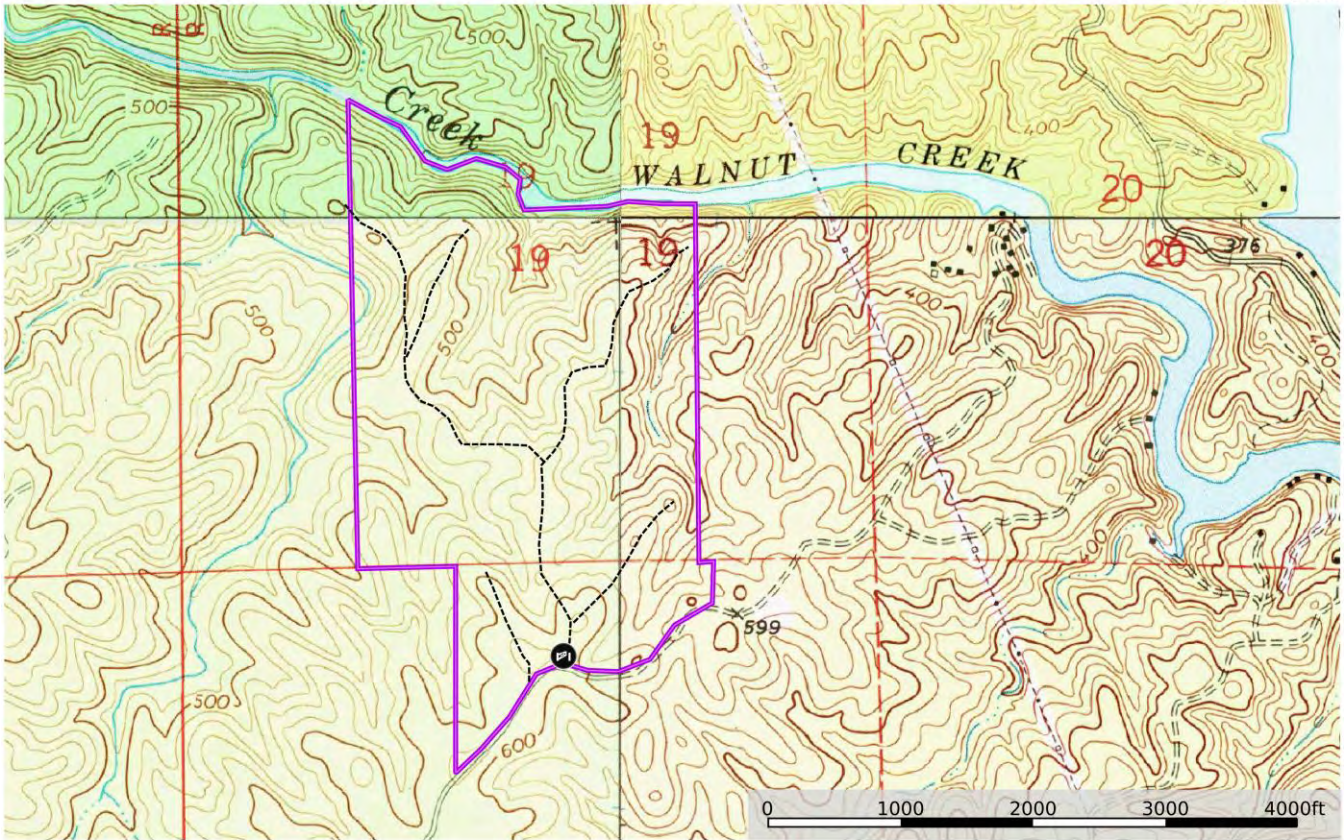
Tom Brickman
P: 205-936-2160 www.cyruspartners.com

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Topographic Map

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Alabama, AC +/-

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19 Main Gate --- Road / Trail --- boundary line

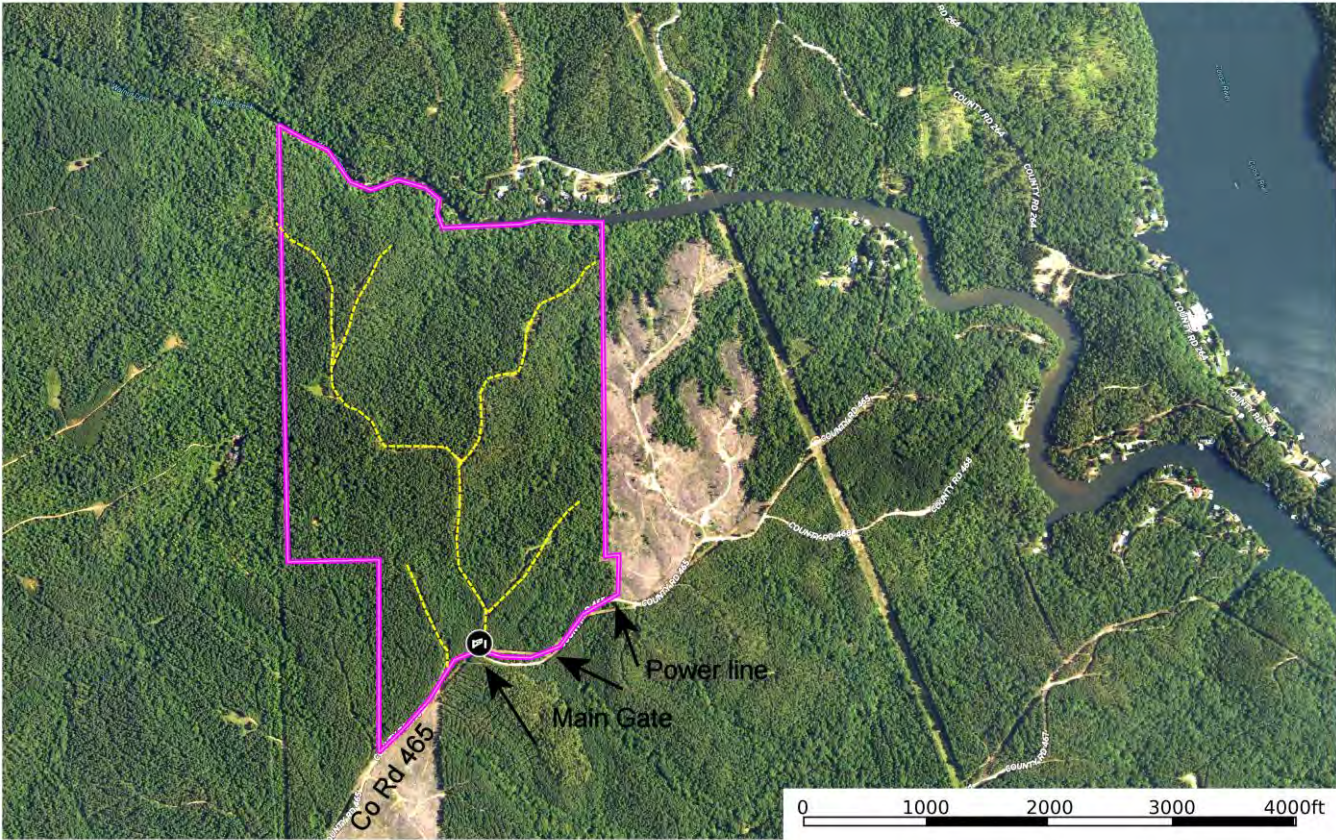
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Aerial Photo

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Alabama, AC +/-

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● Main Gate — Road / Trail 1 — Road / Trail 2 — Road / Trail 3 — Road / Trail 4 — Road / Trail 5 — Road / Trail 6 — Road / Trail 7 — boundary line

Tom Brickman
P. 205-526-7363 www.cypresspartners.com

