

Lee Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 504

More info at
334-745-7530
Agent: Lisa Love

Land For Sale
53.53 acres
\$3,250,000

Exclusive Agent For Owner
CYPRUS
PARTNERS

Outstanding development opportunity bordering Auburn City limits on Farmville Road and Pepperwood Trail; directly across from the new Woodland Pines Auburn City School. One of the fastest growing areas of Auburn.

Land:

- * 53+- taxed acres; recent survey shows 53.53 acres
- * gently rolling to rolling topography

Access:

- * 2400'+- fronting Farmville Road (Co Rd 072)
- * 1000'+- fronting Pepperwood Trail (Co Rd 091)
- * 800'+- borders Auburn University (currently in pasture)

Water:

- * Intermittent stream runs north to south through the land.

Zoning:

- * Lee County- no zoning requirements; must coordinate with Auburn City for subdivision or road cuts.

Location:

- * Five multi-home residential developments within one mile of property.
- * This property is not currently within the Auburn City limits, but borders the city and is eligible for annexation.

All distances and acres are estimates and should be independently verified

Driving Instructions

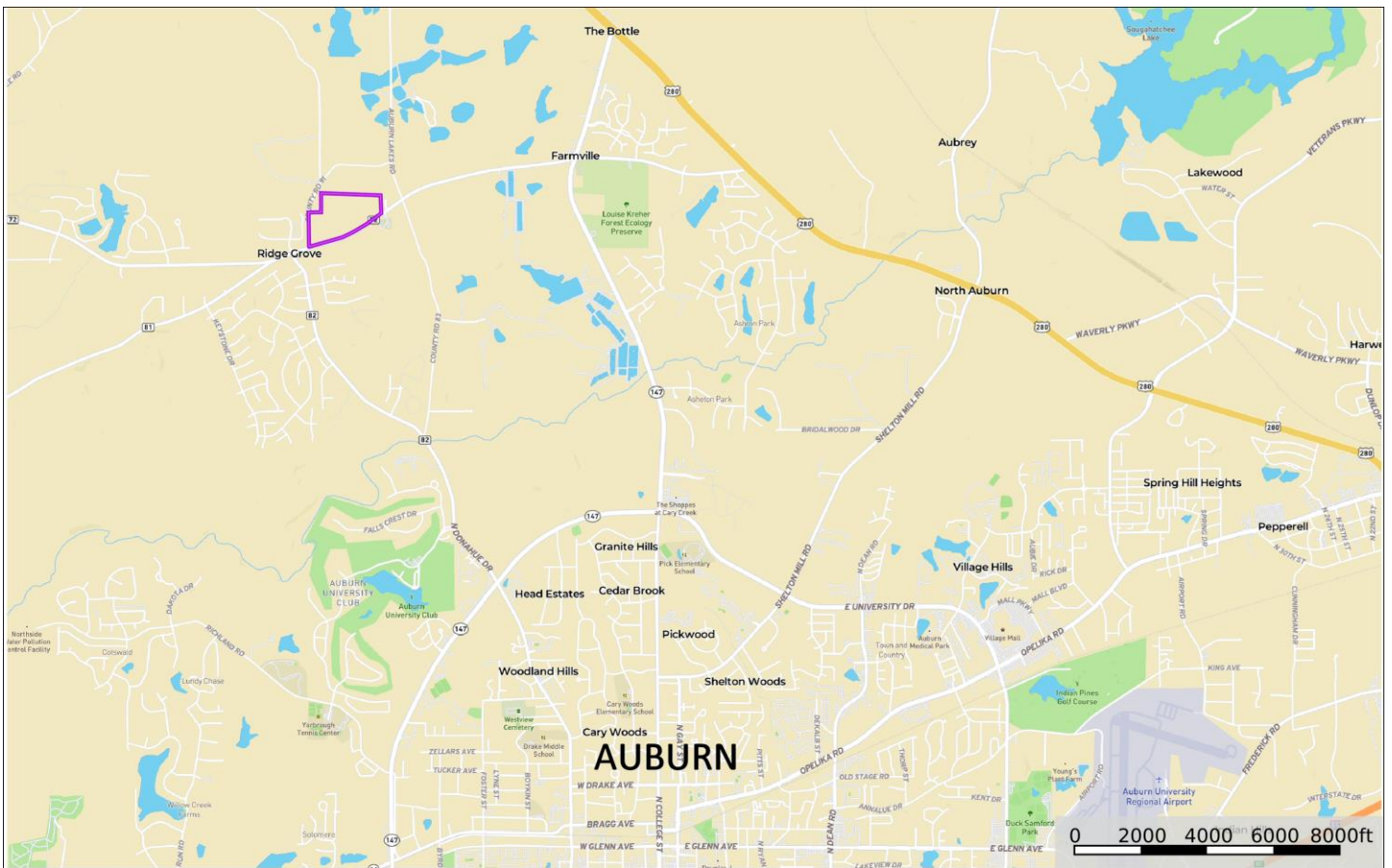
From the intersection of U S Hwy 280 and AL Hwy 147 (College Street) it is 3 minutes to the property
From the intersection of U S Hwy 280 and College Street, head south on College Street towards Auburn for 0.7 miles. Take a right on Farmville Rd (Co Rd 072) and go 1.2 miles to the east line of the property on the right side of the road. Look for the Cyprus Partners sign. The property will be continuously on your right for the next 4/10 of a mile to the intersection of Pepperwood Trail with Farmville Road. If you take a right on Pepperwood Trail, the property will be continuously on your right for the next 2/10 of a mile. You are welcome to look on your own (download the brochure from the web site to take the maps with you), or call the agent, Lisa Love, 334-745-7530, to arrange a tour or for more info.

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, expressed 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



Topographic Map



Aerial Photo

