

# Tallapoosa Co., AL

**SEE PHOTOS**  
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Reference # 543

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

## Land For Sale

**43 acres**  
**\$124,700**

Exclusive Agent For Owner

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- Located in north-central Tallapoosa County, Alabama near New Site.
- The property is about 30 minutes from Alexander City at U S Hwy 280, and about 55 minutes from Auburn.
- This is a beautiful piece of land! It is best suited for hunting, outdoor recreation and timber growing. It is not suitable for building on due to lack of utilities.
- The property has no access to public water (the nearest water is 3,600 feet away on Old Dutch Road, and can't be brought down Brooks Rd due to pipe line restrictions). Power is about 1,000 feet away near the end of Brooks Rd.
- Access to the property is on a 30-foot wide deeded easement that runs on an existing woods road from the end of Brooks Rd about 800 feet to the east line of the property.
- The property has substantial timber value with beautiful mature stands of hill hardwood, creek hardwood, and big, mature pine stands on several ridges.
- Ingram Branch, a blue-line creek, crosses the property for about ¼ mile (see the video).
- The gate at the end of Brooks Rd is locked. You can walk from there, or, you can contact the listing agent, Tom Brickman, 205-936-2160, to arrange to get the gate open, to schedule a showing by the agent, 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.

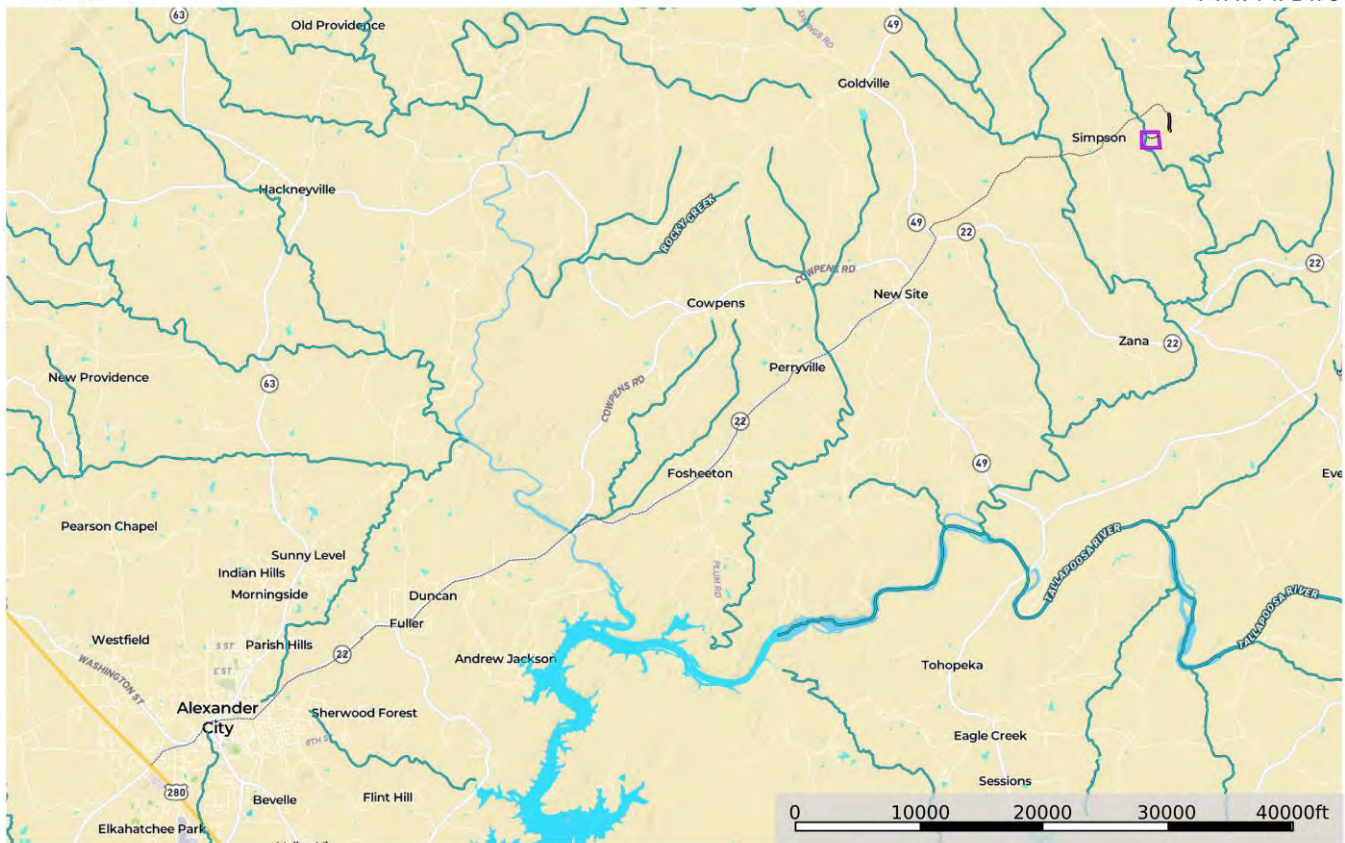
# Driving Instructions

From the intersection of U S Hwy 280 and Lee Street in Alexander City (about 30 minutes to the property) Head east on Lee Street toward downtown Alexander City for 3.2 miles to the “circle” in front of the Tallapoosa County courthouse. Go around the circle and exit onto AL Hwy 22 east and go 12.0 miles. Take a left onto AL Hwy 49 and go 0.2 miles. Take a right onto Simpson Rd and go 3.3 miles. Take a right on Old Dutch Rd and go 1.3 miles. Take a right on Brooks Rd and go 0.2 miles to the end of Brooks Rd at a locked gate. There is a Cyprus Partners sign on a big pine tree. Note that where you turn off Old Dutch Rd. onto Brooks Rd, there is no road sign for Brooks Rd. But, this turn to the right is where Old Dutch Rd changes from paved to unpaved, right where the pipeline crosses. From the gate at the end of Brooks Rd. you can walk to the property (it’s about 800 feet), or call the agent for instructions to gate access. If you walk, once you go around the gate, the main road goes straight, but you’ll take an immediate right onto a somewhat grown-up woods road. If you decided to drive, you’ll need a side-by-side or a pickup that is used to being off-road. Call the agent, Tom Brickman, 205-936-2160 for more information.

# Location Map

map\_location\_JT43  
Alabama, AC +/-

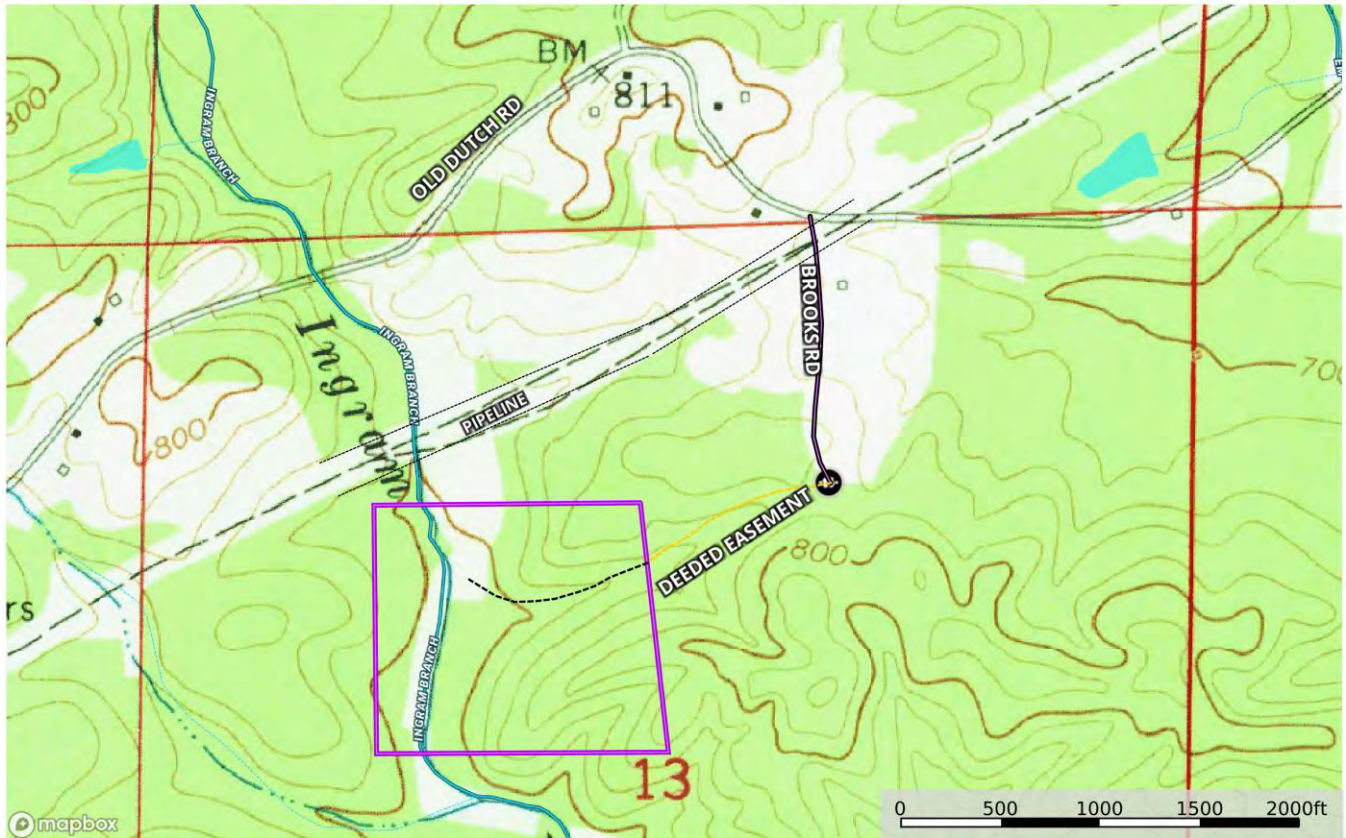
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# Topographic Map ( 20-foot contour interval)

map\_topo\_JT43  
Alabama, AC +/-

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- Gate
- Road / Trail
- Transmissior Line
- pipeline
- pipeline
- deeded easement
- boundary 1
- boundary
- Stream, Intermittent
- River/Creek
- Water Body

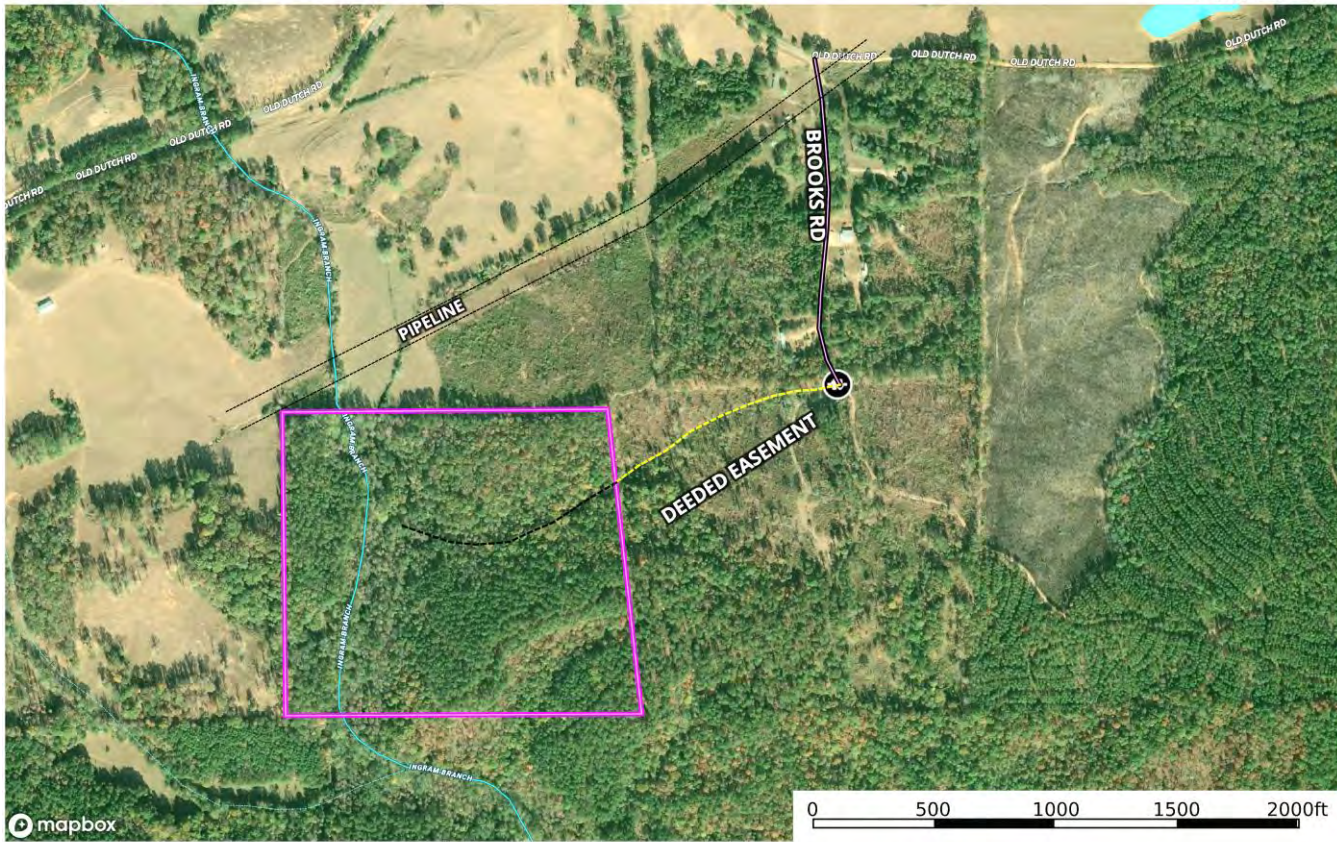
Tom Brickman  
P: 205-936-2160  
www.cypruspartners.com

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

# Aerial Photo

map\_aerial\_JT43  
Alabama, AC +/-

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mapbox

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