

# Talladega Co., AL

**SEE PHOTOS**  
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Reference # 547

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

## Land For Sale

**82 acres**  
**\$382,000**

Exclusive Agent For Owner

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- Located in north Talladega County, Alabama, about 5 miles east of Lincoln and a mile from the entrance to the Talladega Super Speedway. From the property, it is about 12 minutes to Anniston and 32 minutes to Birmingham (intersection of I-20 & I-459)
- The property has about ¼ mile of frontage on a paved road with water and power service
- This property has about 36 acres of crop land and the balance is in timber. Please do not drive or walk in the planted fields (walking the unplanted field edges is fine)
- The crop land is currently leased to a local farmer, which means there is income potential from the property.
- There are two abandoned houses on the property, both in poor condition. In our view, one is uninhabitable, and the other might possibly be cleaned up and repaired. Please do not enter either house as both are in hazardous condition
- A flowing creek crosses the property for about ¼ mile
- The timberland is a nice hardwood forest and should provide good hunting opportunities
- The property is in an estate and the sale will be subject to court approval
- You are welcome to look at the property on your own. In this case, we suggest you print out the brochure from the web site and take it with you since it has maps and aerial photos. You can also call the agent to arrange a visit or to get more info. You can contact the agent, Tom Brickman, at 205-936-2160.

*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

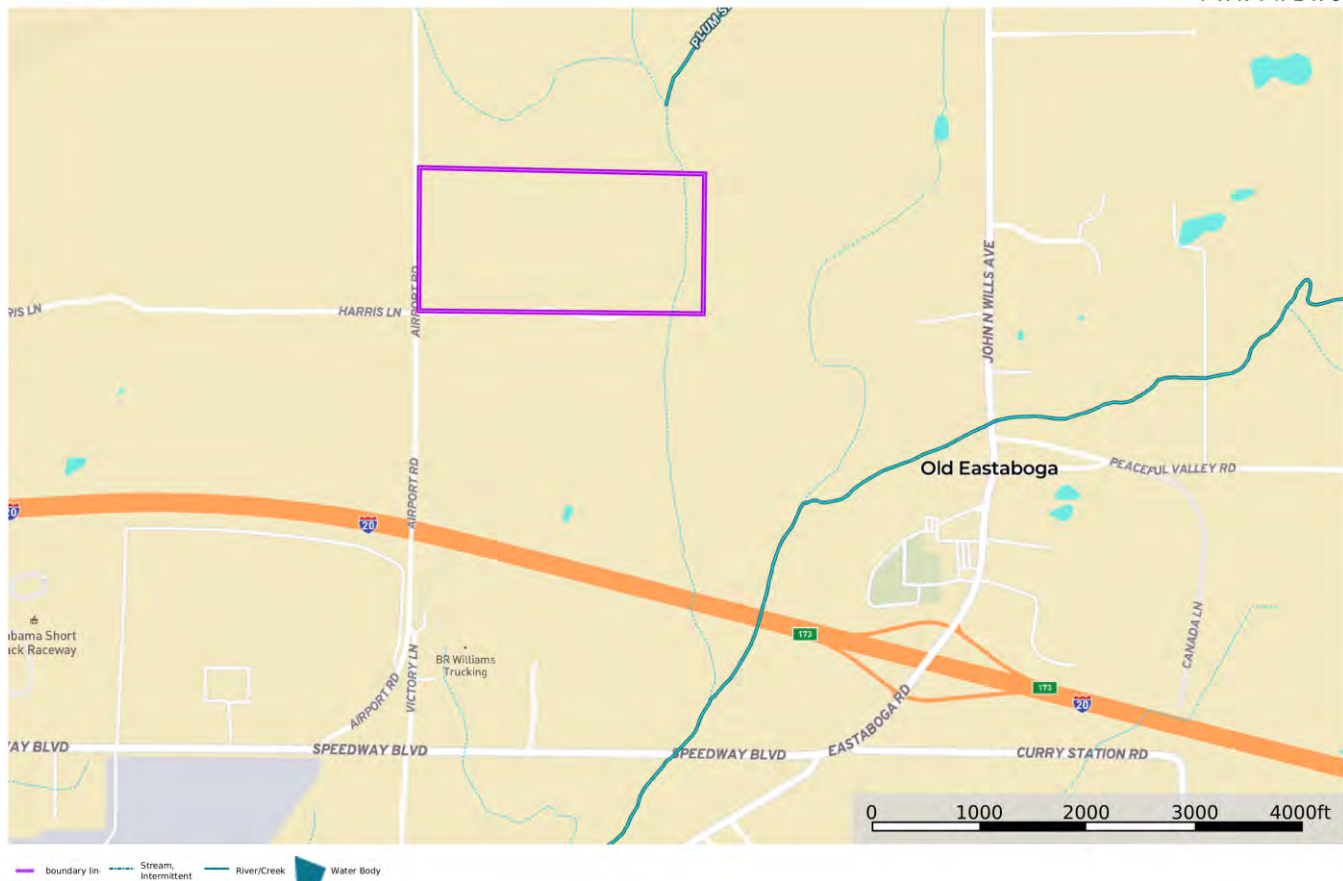
From the intersection of I-20 and AL Hwy 21 (Exit 185 in Anniston, 12 minutes to the property)

From Exit 185 head west on I-20 towards Birmingham, Alabama, for 11.4 miles to Exit 173 (Eastaboga Exit). Take Exit 173 and at the end of the ramp turn left. Go 0.3 miles and bear right at the fork onto Speedway Blvd. Go 0.9 miles and turn right onto Airport Rd. Go 0.8 miles (crossing over I-20) to Harris Lane on your left. At this point the property is on your right (east side of the paved road) and you are at the southwest corner. Look for the Cyprus Partners sign. The property runs continuously on the right for ¼ mile. After you have gone ¼ mile you will be at the northwest corner of the property (look for another Cyprus Partners sign). At this point, on the right, there are two side-by-side driveways. Take a right onto the first one you come to (the southern-most one) and you will run east down the north line of the property. In a little over 0.1 miles the drive ends at the old farmstead and the two abandoned houses. Please park at the end of the drive. You are welcome to look at the property on your own, or you can call the agent to arrange a visit. We suggest you take the brochure from the web site with you because it has maps and aerial images to guide you. Please do not enter the abandoned houses because it is not safe. Also, please don't drive or walk in the planted fields (walking the unplanted field edges is fine). Call the agent, Tom Brickman, 205-936-2160 for more information.

## Location Map

map\_location\_white82  
Alabama, AC +/-

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Tom Brickman  
P: 205-936-2160

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# Topographic Map

map\_topo\_white82  
Alabama, AC +/-

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# Aerial Photo

map\_aerial\_white82  
Alabama, AC +/-

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- House
- Driveway
- Walking trail
- driveway
- Walking trail
- Walking trail
- boundary lin
- Stream, Intermittent
- River/Creek
- Water Body

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