

Macon Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 517

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

Land For Sale

20+- acres

\$165,000

Exclusive Agent For Owner

CYPRUS
PARTNERS

- Rural Get-Away at 2067 Co Rd 33 Auburn, AL 36830
- Located just 5 miles south of Auburn city limits, in northeast Macon County
- 1,290+- feet of frontage on a gravel county-maintained road with good potential for home sites; ½ mile to paved county road leading into Auburn.
- 20+ acres of gently rolling woods & pasture with room for hunting, horses, and recreation.
- Excellent set up for Game-Day RV or temporary living while planning to build.
- Power on site; Deep well in enclosed well house.
- New Septic Tank sized for a 4 bed/3 bath home.
- New 24' x 48' x 12' tall Steel Building fits a 30' travel trailer or a LOT of equipment.
- A 24' x 12' section is enclosed on a cement pad with 2 locking doors and is roughed in for a full bathroom.
- 3+- acres of open land for yard/pasture with plenty of room for animals.
- Possible pond location on the larger creek; also a smaller stream flows through.
- About 9 miles to I-85 Exit 51 (US 29 /College Street) with easy access to Montgomery, AL and Atlanta, GA

All distances, acres & boundary line flagging are estimates and should be independently verified

Driving Instructions

From I-85 Exit 51 at Auburn – (9 miles to the property)

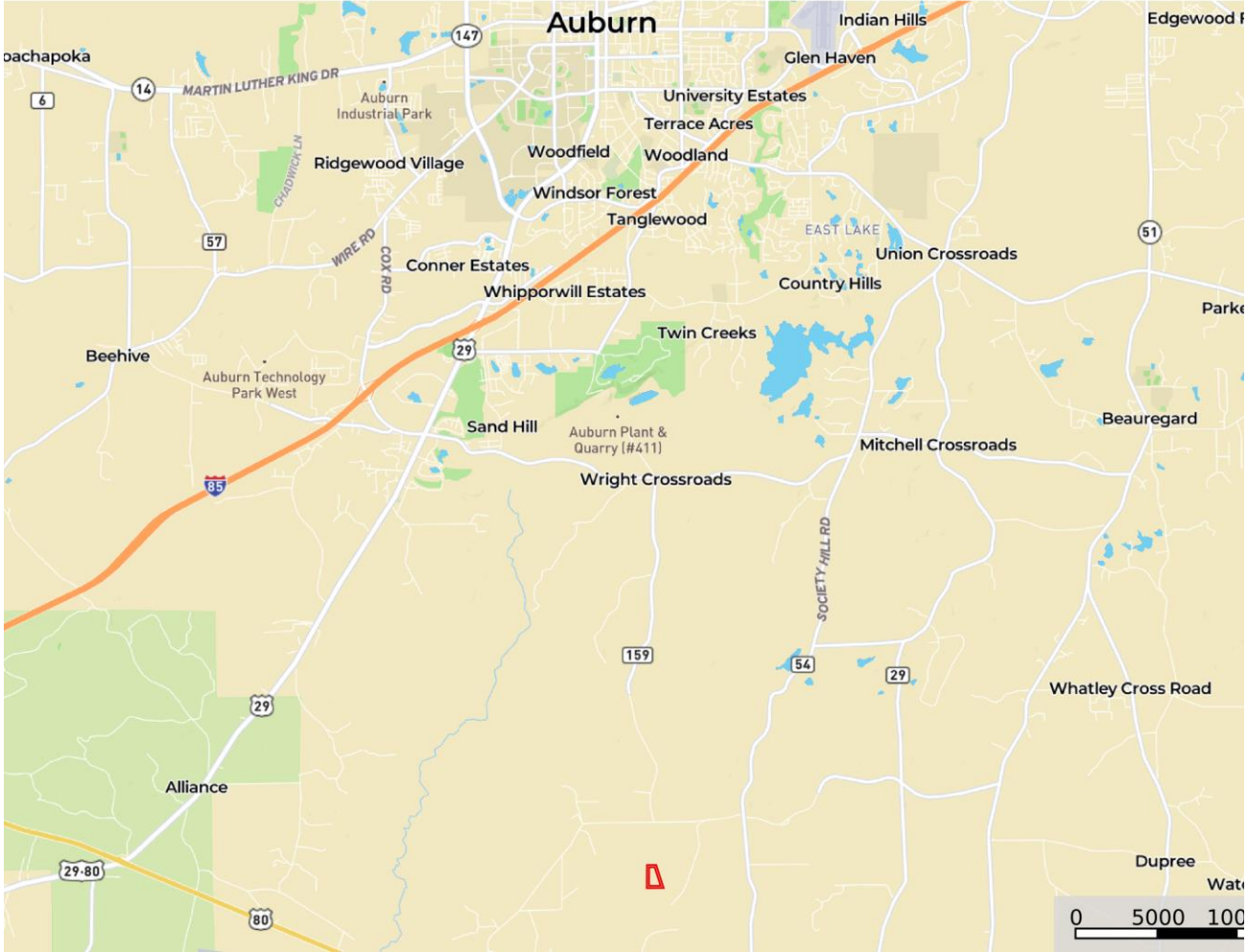
From Exit 51, take US Hwy 29 (College Street) south for just over a mile. Take a left on Sand Hill Road (Co Rd 010) and go 2.8 miles. Take a right on Co Rd 159 and go 4.3 miles. Continue straight on graveled Macon Co Rd 33 for 1/2 mile. Mail box and driveway for 2067 Co Rd 33 will be on the right. The property is occupied, so the cable will be locked and access is BY APPOINTMENT ONLY. Pink flags on the road will mark the approximate location of where the north and south lines cross the county road. Between those flagged points, the property will be on the west side of the road for about 1,290 feet. You are welcome drive by (download the brochure from the web site to print out the maps and take with you), but call the agent, Lisa Love, 334-321-1865, to make an appointment to tour or for more info.

IMPORTANT NOTICE

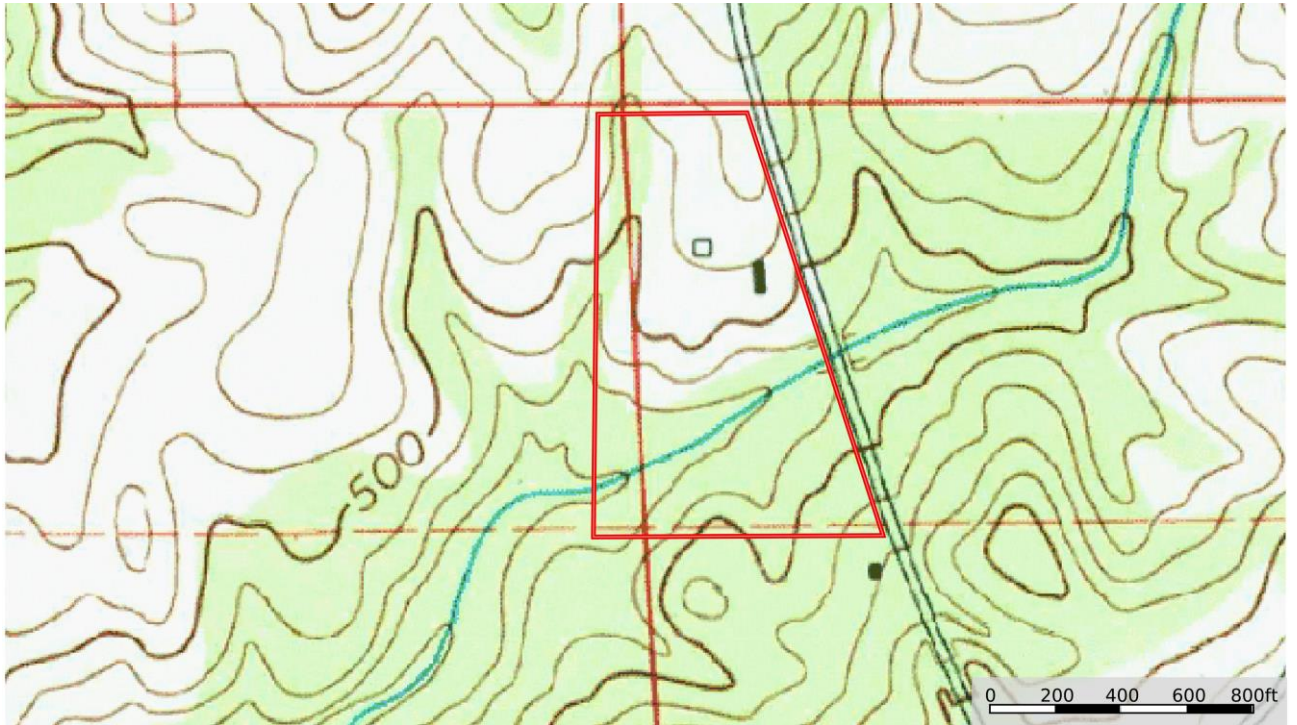
Investment in rural land carries risk and this offering is made with conditions.

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, 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

Location Map



Topographic Map



Aerial Photo

