

VACANT LAND/ 85 AC REF #434 LIST PRICE: \$160,000 or \$1,882 per acre

Property Address: Collins Lane, Sylacauga, AL 35151 County: Coosa Municipality: Not in city limits
Market Area: Stewartville, Sylacauga, Hollins, Mount Olive Zoning: None Flood Plain: None HOA: No
Waterfront: Stream S/ T/ R: 7/ 24N/ 19E Yearly Tax Amt: \$132/yr Tax Value: \$168,200 or \$1,979/ac

Parcel ID(s): 0203070000015000, 0203070000015003, 0203070000016000

ROAD ACCESS: Collins Lane (Gravel/County); Collins Lane dead ends at property; 33.078739, -86.208631

UTILITIES ON-SITE: Power and Water available on-site, Telephone available at the County Road

EASEMENTS: Transmission line bisects property (Area: 9.5 ac, Length: 1/2 mile, Width: 200 ft)

RESTRICTIONS: Transmission line easement restrictions apply

BUILDINGS: None

IMPROVEMENTS: Utilities on-site, Interior road, Gated access

TIMBER: 74 acres mature hardwood

TOPOGRAPHY: Rolling hills

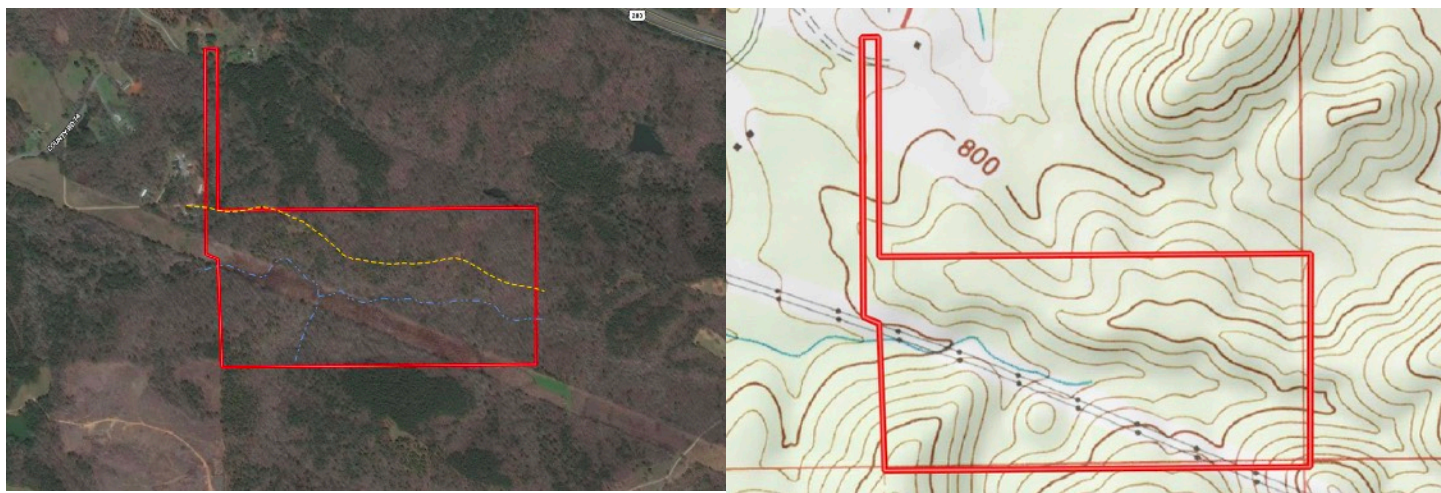
SOILS: **47 ac** - Madison-Louisa complex, 15 to 30 percent slopes; **22 ac** - Mecklenburg gravelly loam, 6 to 15 percent slopes; **14 ac** - Madison fine sandy loam, 6 to 15 percent slopes; **2 ac** - Sweetapple-Mountain Park complex, 15 to 40 percent slopes

CURRENT USE: Natural woodland

BEST USE: Home Site, Hunting, Recreation, Timber investment

SURROUNDING AREA: Rural, Residential, Highway 280, Large blocks of undeveloped timberland, Hatchet Creek

AMENITIES: Power and water to old home site, Excellent Turkey hunting land, Interior road, Convenient to Hwy 280, Potential lake site



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