

# Coosa Co., AL

SEE PHOTOS  
ON WEB

Exclusive Agent for owner:

[www.spencemaynor.land/85ac](http://www.spencemaynor.land/85ac)

Reference #434

Contact Spence for info

205-500-0437

## Land For Sale

85 AC +/-  
\$160,000

**CYPRUS**  
PARTNERS

P O Box 43633

Birmingham, AL 35243

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

UTILITIES: 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

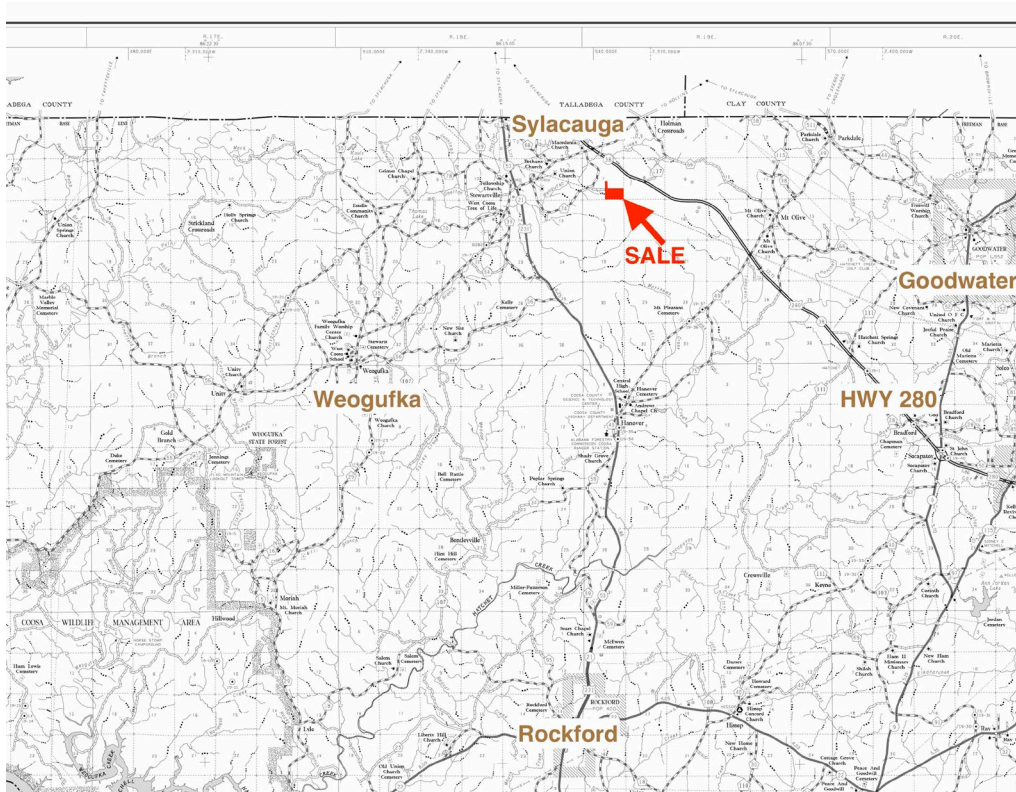
SOILS: 47 ac - Madison-Louisa complex, 15 to 30 percent slopes; 22 ac - Mecklenburg gravelly loam, 6 to 15 percent slopes; 14 ac - Madison fine sandy loam, 6 to 15 percent slopes; 2 ac - Sweetapple-Mountain Park complex, 15 to 40 percent slopes

CURRENT USE: Undeveloped timberland

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

SURROUNDING AREA: 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



\*All distances and acres are estimates and should be independently verified

**Directions from Birmingham (approximate address: 306 Collins Lane, Sylacauga, AL 35151)**

1) Take US-280 E for 52 miles. 2) Turn right onto County Road 150 and go 0.2 miles. 3) Turn left at the first cross street onto County Road 74 and go 1 mile. 4) Turn Left onto Collins Lane. 5) The property is located at the end of Collins Lane.

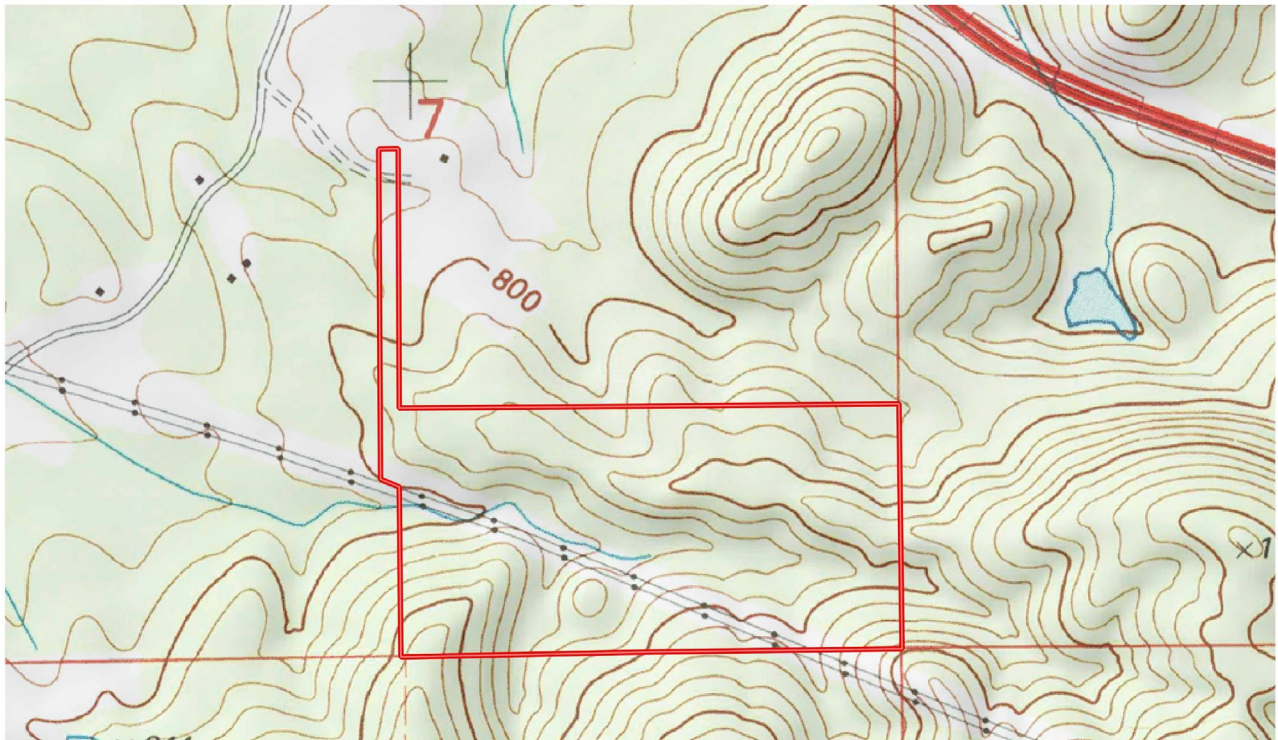
Collins Lane Tract  
Coosa County, Alabama, 85 AC +/-

SPENCE  
MAYNOR  
+  
CYPRUS...



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