

Tuscaloosa Co., AL

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Reference # 370

More info at
205-500-0437

Land For Sale
70 acres +/-
\$72,300

Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- 70 acres secluded timberland in SE Tuscaloosa County just SE of Duncanville, Alabama.
- Adjoins federally owned land in the Talladega National Forest. Access by well-established un-deeded dirt road over timber company land.
- Timber was harvested in approximately 2008 and left to grow back naturally.
- Water on the property consists of a nice stream with good flow and lake or pond site.
- This property is ideal for recreation, hunting, camping, ATV's, and timber investment.

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



NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner makes any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, and fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

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