

Blount & Jefferson Co, AL

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WEB SITE!

www.cypruspartners.com

Reference # 213

More info at
205-936-2160

Land For Sale
219 acres +/-
\$349,900

Exclusive Agent For Owner

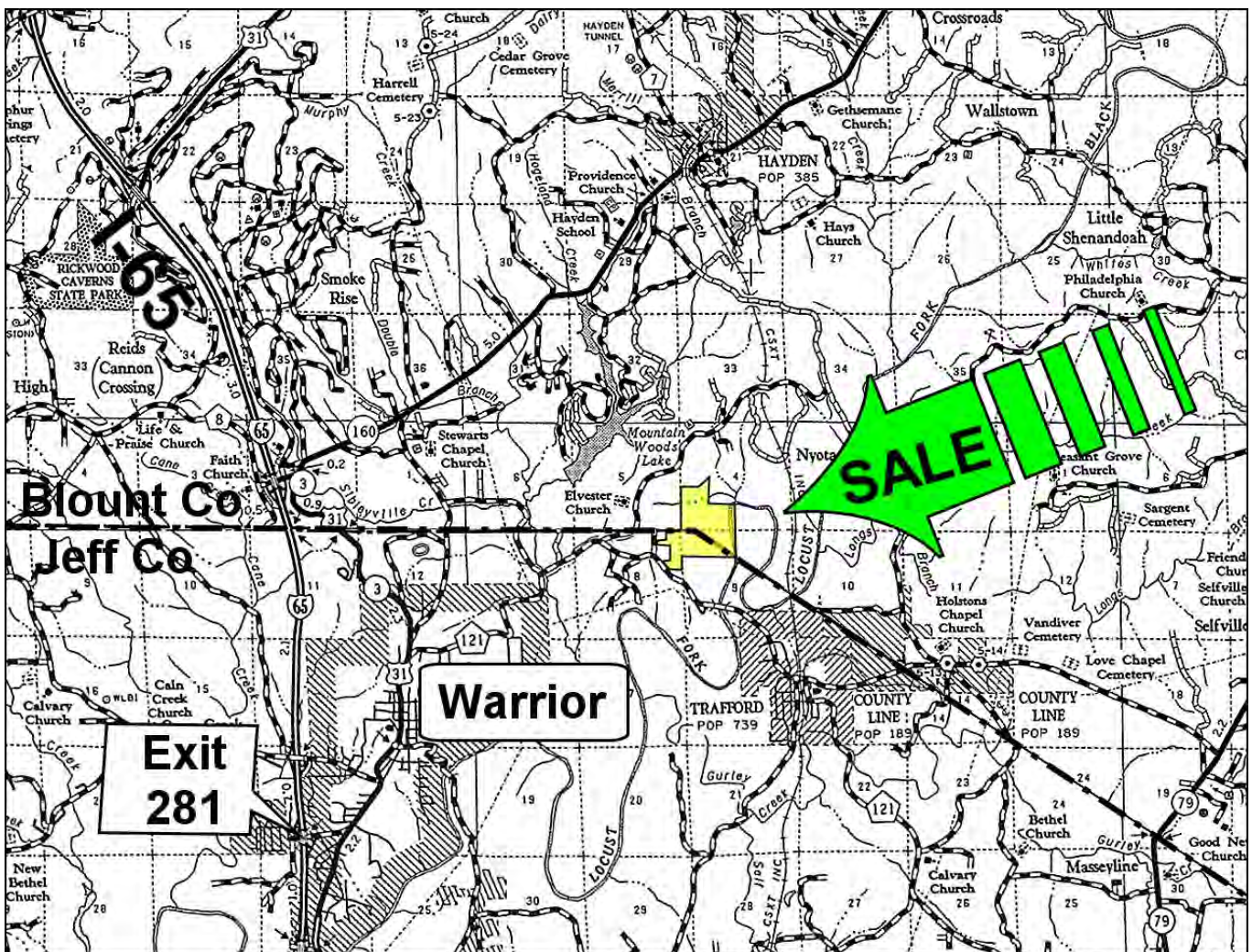
CYPRUS

PARTNERS

P O Box 590045
Homewood, AL 35259

- Located 10 miles north of Birmingham near Warrior
- 10 minutes from I-65 Exit # 281. 129 ac in Blount Co., 90 ac in Jefferson Co.
- About 600' frontage on Warrior-Trafford Road. Utilities available
- About ½ mile on Locust Fork River, excellent internal road system
- Significant timber value – call for timber appraisal
- Great home sites, hunting, outdoor recreation

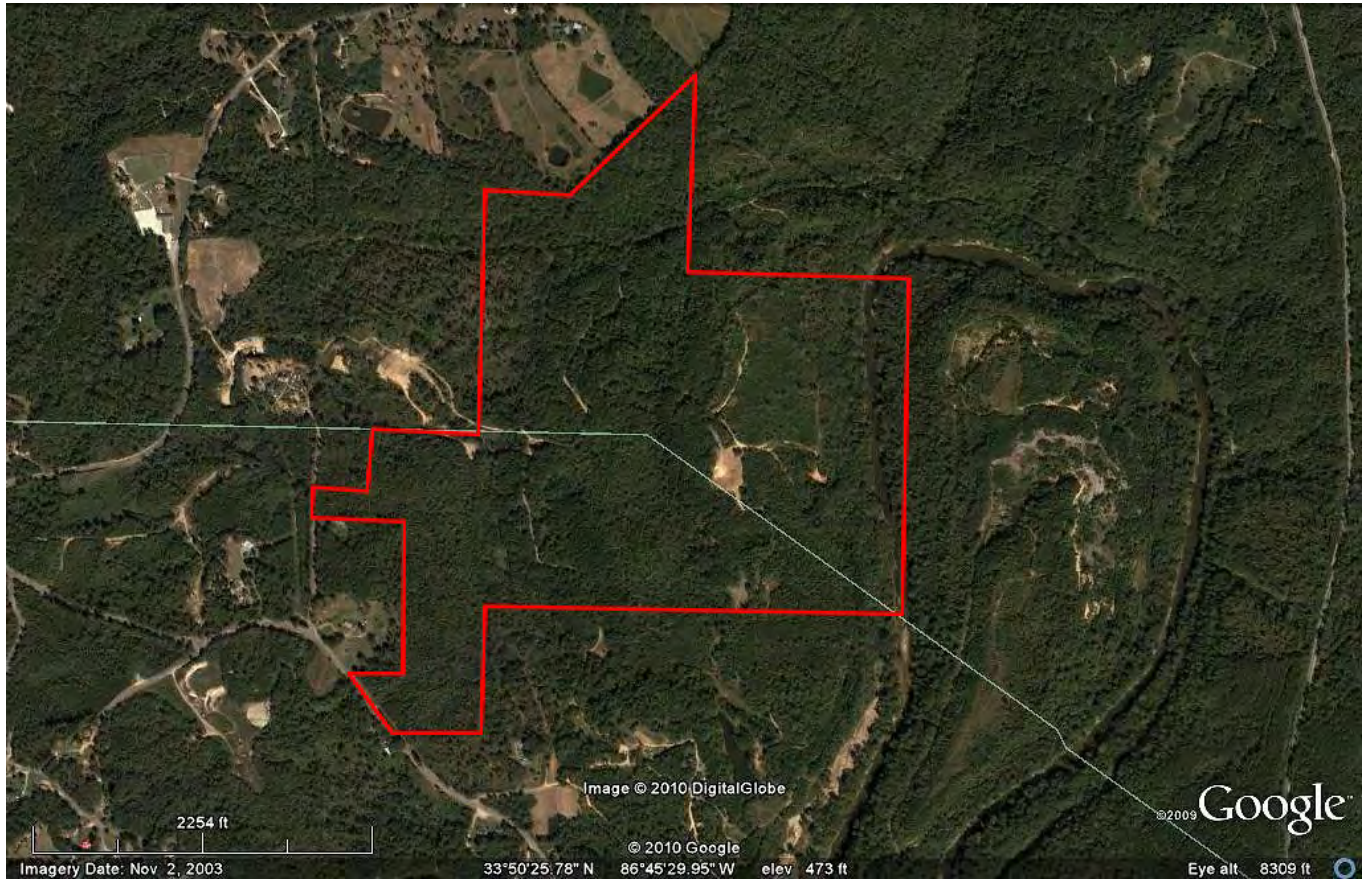
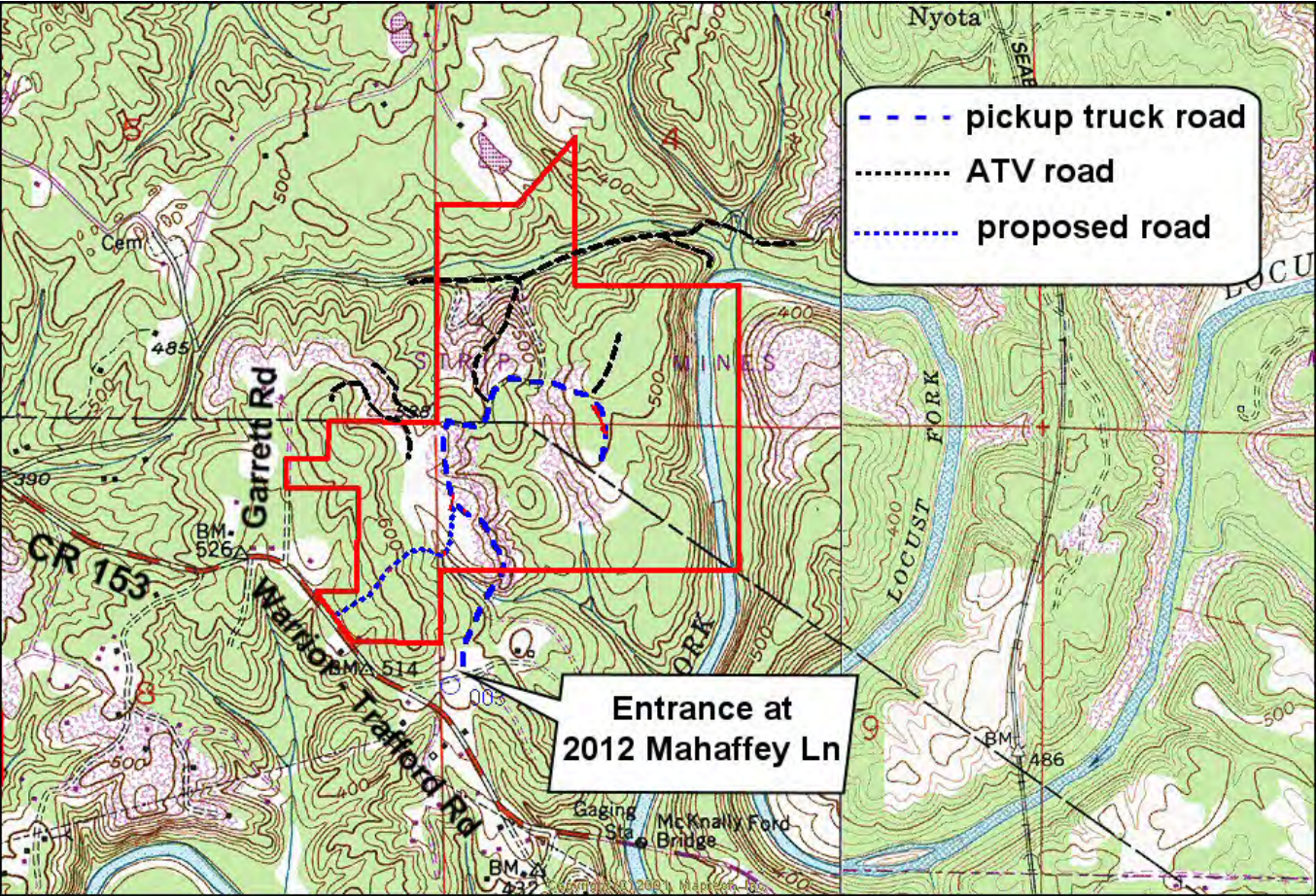
All distances and acres are estimates and should be independently verified



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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

Directions:

Exit I-65 at exit # 281 and go right on Dana Road at end of ramp. Then go 4/10 mile to US Hwy 31 and take a left and head north. Then go 1.8 miles through Warrior to the Warrior-Trafford road on the right. Take a right and go 3.4 miles to Mahaffey Lane on the left. Take a left and go about 450' to a mailbox at 2012 Mahaffey Lane on the left. From here take a left on a dirt road that goes about 1000' north to the south line marked in pink flagging. You'll need a 4-wheel drive vehicle to drive this road. You are welcome to look on your own or you can set up an appointment with the agent. Contact Tom Brickman at 205-936-2160.



Aerial view