

Bibb Co., AL

SEE MAPS BELOW!
www.cypruspartners.com

Reference # 324

More info at
205-500-0437

Land For Sale

20 acres +/-

\$50,000

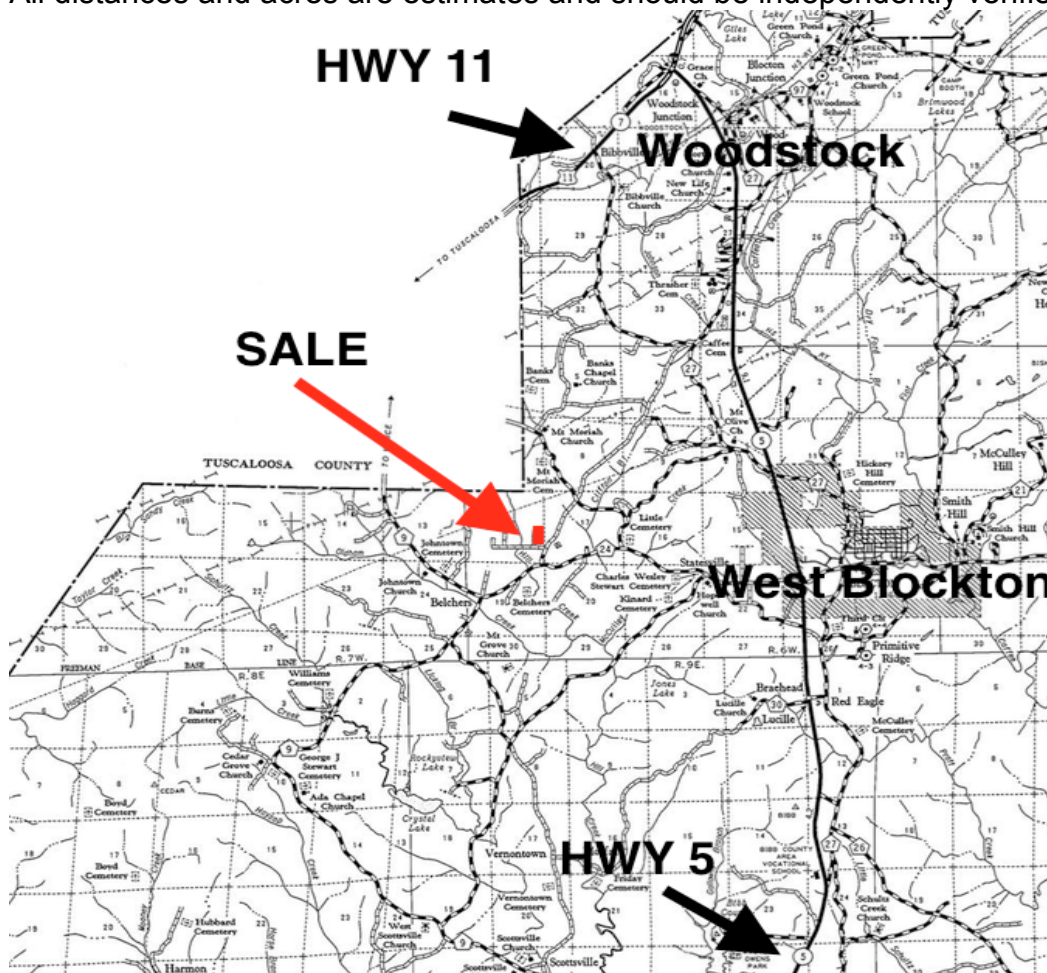
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35205

- Outstanding wooded property located in north Bibb County. Only 45 miles to Birmingham and 30 miles to Tuscaloosa! Convenient to food, fuel and supplies in West Blockton.
- Easy access on blacktop county road with frontage along the length and width of property – very peaceful!
- Slightly rolling topography.
- Power, water, and telephone are available along Bear Trail and West Kornegay Road.
- Timber is a natural mix of mature hardwoods and pine that's at least 30 years old, says the seller.
- No covenants, no restrictions, and no easements across the land! – per seller.
- Country retreat, hunting, and massive hardwood timber! Call Spence at 205-500-0437 to schedule showing or go check it out on your own.

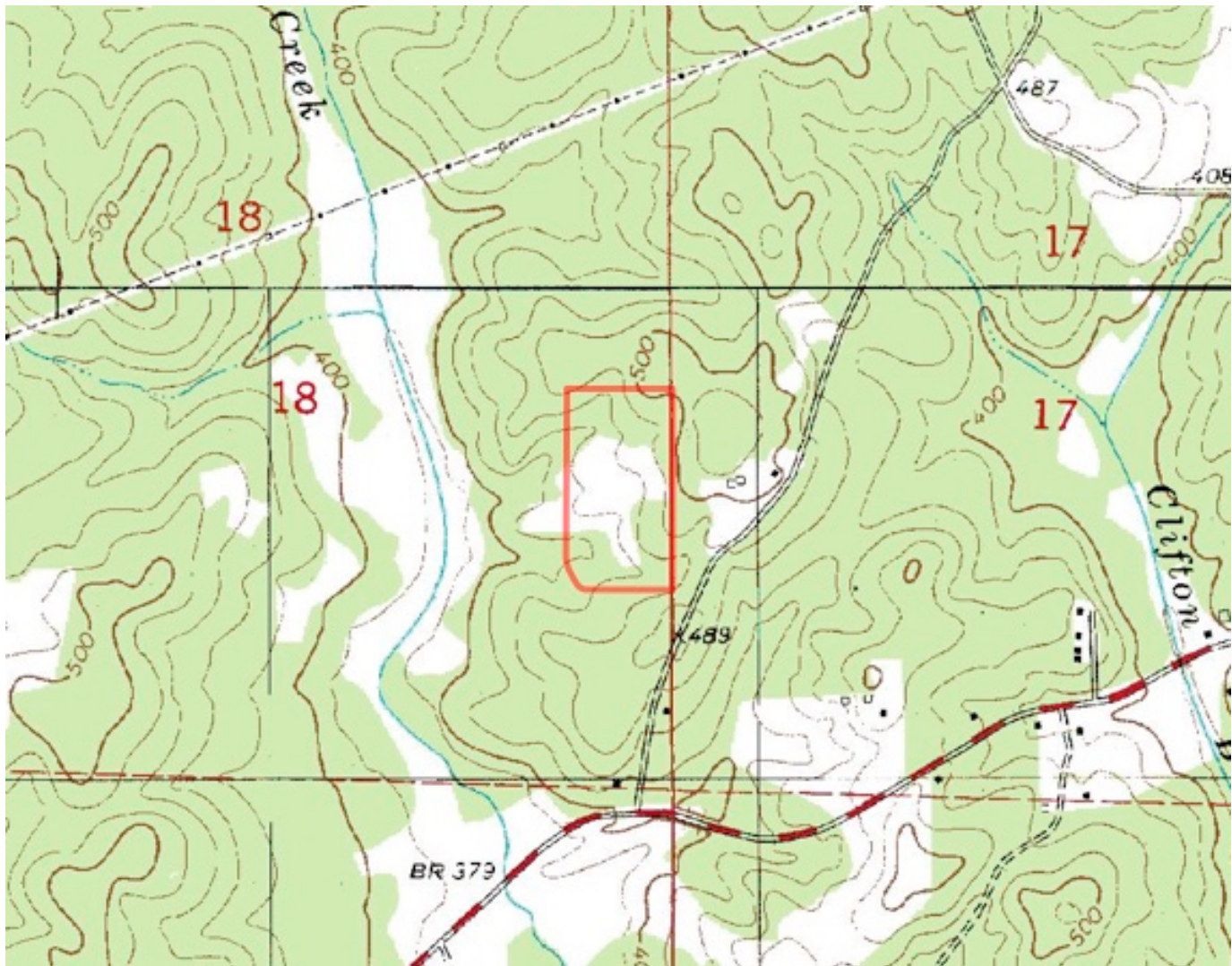
All distances and acres are estimates and should be independently verified



Directions from exit 97 Interstate 20/59 18 minutes to property

From exit 97; take hwy 11 south for 3 miles. Turn left on hwy 5 for 7.5 miles. Turn right on Vance Rd for 3.5 miles. Turn right on Kornegay Rd for .3 miles. Turn left on to W Kornegay Rd for .2 miles and the property is on the right and is well marked with large Cyprus Partners sign. Coordinates: Lat 33.119925, Long -87.196292.

Aerial view



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.