

# Walker Co., AL

**SEE PHOTOS  
BELOW!**

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Reference # 302

More info at  
205-500-0437

**Land For Sale**  
**14 acres +/-**  
**\$26,000**

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

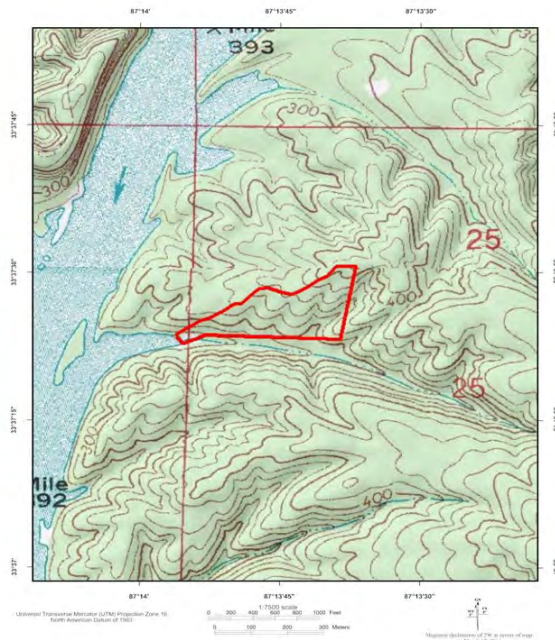
- Located in central Alabama in Walker County, 19 minutes west of AL HWY 269, 14 miles west of I-22, and 18 miles south of Parrish
- Paved road frontage
- Power, water, and telephone are available at street
- Timber is mix of planted pines and mature hardwoods in the bottoms
- 70' frontage on Black Warrior River
- Call Spence at 205-500-0437 to schedule showing or go on your own

All distances and acres are estimates and should be independently verified



Directions from exit 81 Corridor X (Future I-22) 34 minutes to property

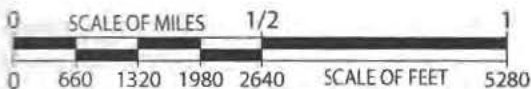
From corridor X take exit 81 and head toward county road 45. Continue straight onto Flat Top Rd for 1.2 miles. Turn right onto Pumpkin Center Cut Off Rd for 3.3 miles. Turn right onto AL-269 N and then take a slight left onto Pumpkin Center Loop for .2 miles. Take the 2nd left onto Bankhead Rd for 6.6 miles. Keep right on Bankhead Rd then take slight left onto River Bend Rd for .4 miles. The property is on the left. Call Spence at 205-500-0437 to schedule showing or go on your own. The entrance is located at Lat: 33° 37' 26.82" N. Lon: 87° 13' 49.98" W.



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.





# TWP.16S-RNG.7W - SOUTHEAST

WALKER COUNTY, ALABAMA (LOCATOR 27)



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TWP.16S-RNG.6W



