

Blount Co., AL

SEE PHOTOS ON
WEB SITE!

www.cypruspartners.com

Reference # 294

More info at
205-936-2160

Land For Sale

68 acres +/-

\$173,400

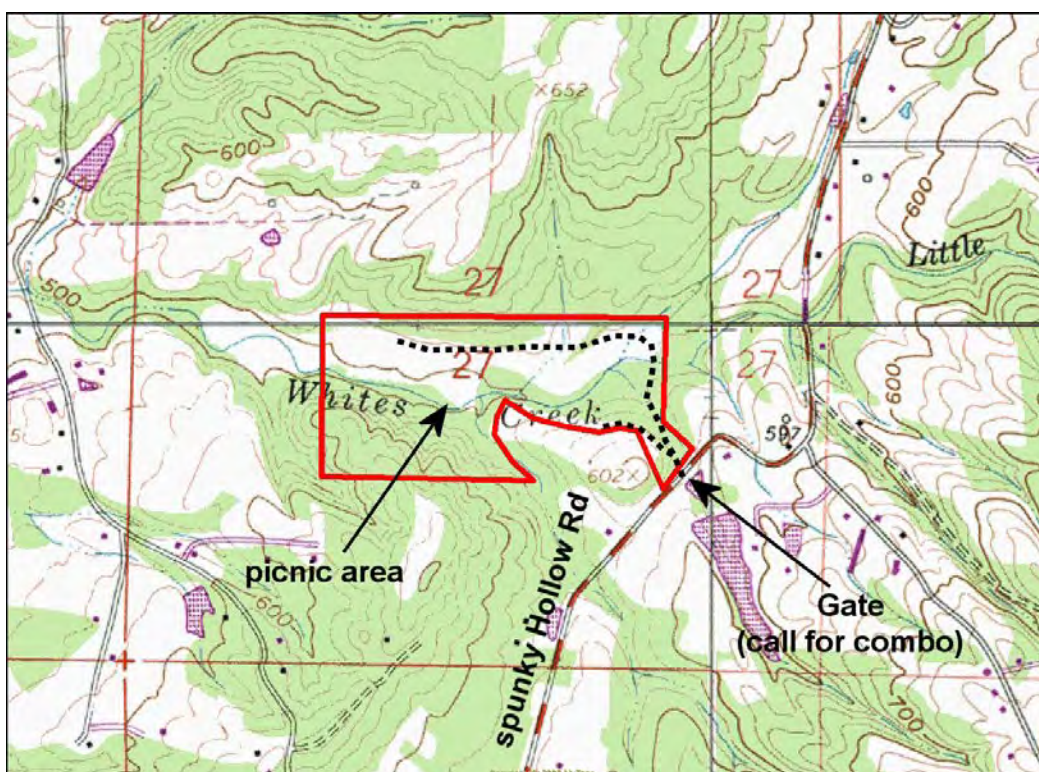
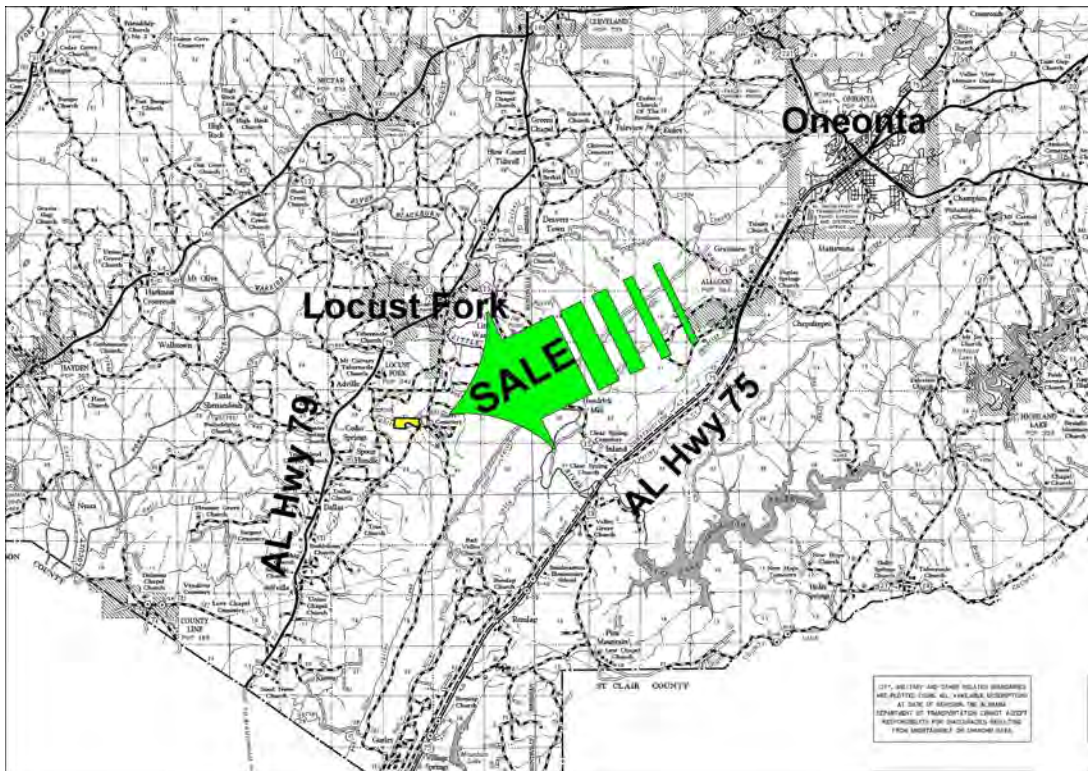
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in southern Blount County about 2 miles S of Locust Fork
- Beautiful rural home site with easy commute to Birmingham
- 12 acres of gorgeous bottomland pasture stretch down Whites Creek for ½ mile
- Whites Creek runs through the property for about 2,600 feet
- Access is on a paved public road – locked gate, so call for combo
- Power and water are available from the county road

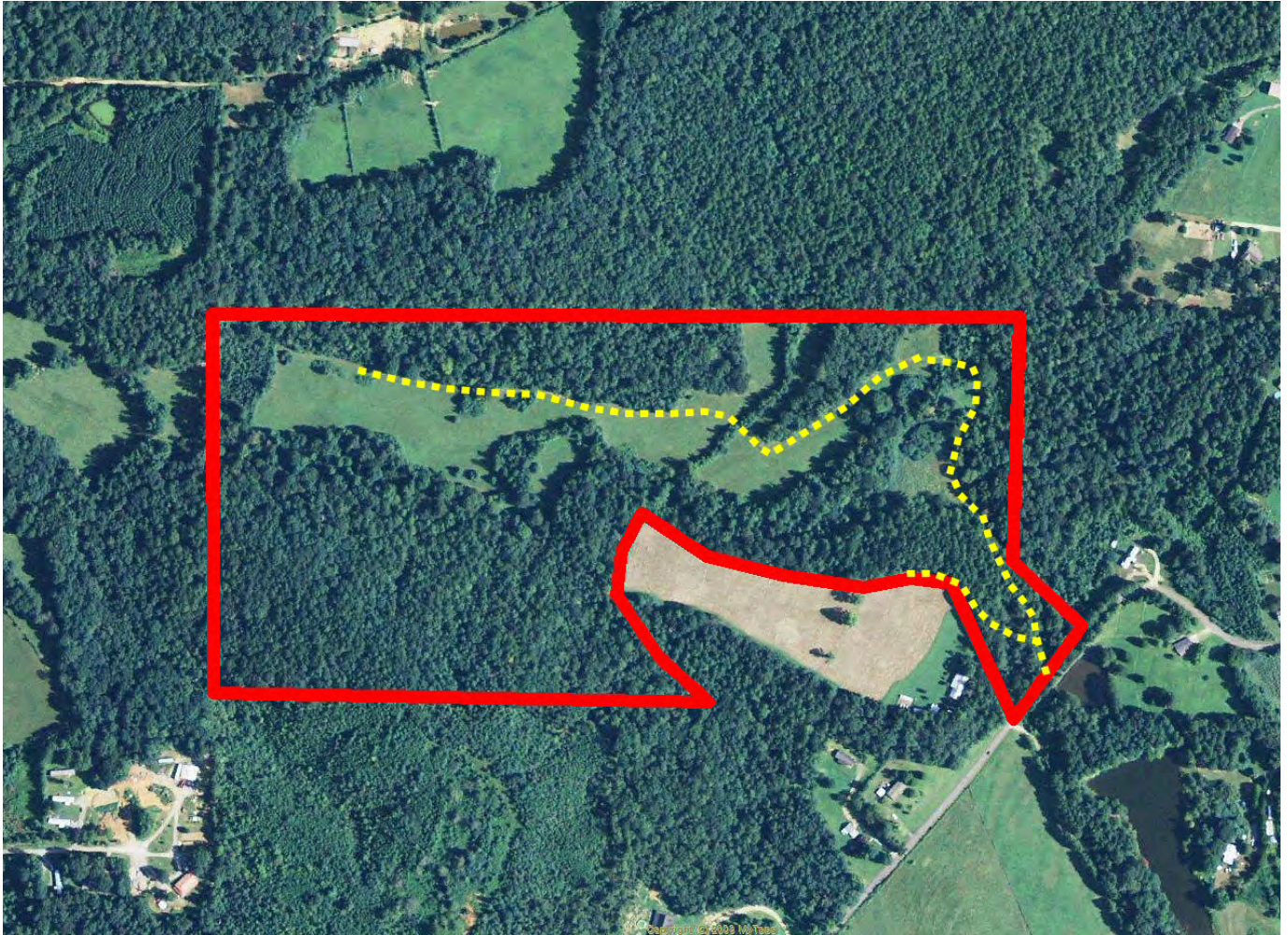
All distances and acres are estimates and should be independently verified



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.

Directions from I-59 Exit 141 (It is 32 min. to the property)

From I-59 Exit 141, go west on Chalkville Mountain Road for 2.0 miles. At this point the road turns into Sweeney Hollow Road and continue for another 4.0 miles, (crossing AL Hwy 75) to AL Hwy 79. Take a right and head north for 12.5 miles. Take a right on Reid Road/Spoonhandle Road and go 0.4 miles and take a right on Reid Road. Go 1.0 miles and take a left on Spunky Hollow Road. Continue on Spunky Hollow Road for 1.4 to the entrance gate to the property on the left. Look for the Cyprus Partners sign. You are welcome to look on your own or you can set up an appointment. A pickup truck will be needed from this point on. Use the aerial photo as a guide. Call the agent for the gate combo if needed. The entrance gate is located at Lat: 32° 51' 21.70" N. Lon: 86° 08' 02.09" W.



Aerial view