

Tuscaloosa Co., AL

SEE PHOTOS
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www.cypruspartners.com

Reference # 270

More info at
205-936-2160

Land For Sale

742 acres +/-

\$734,580

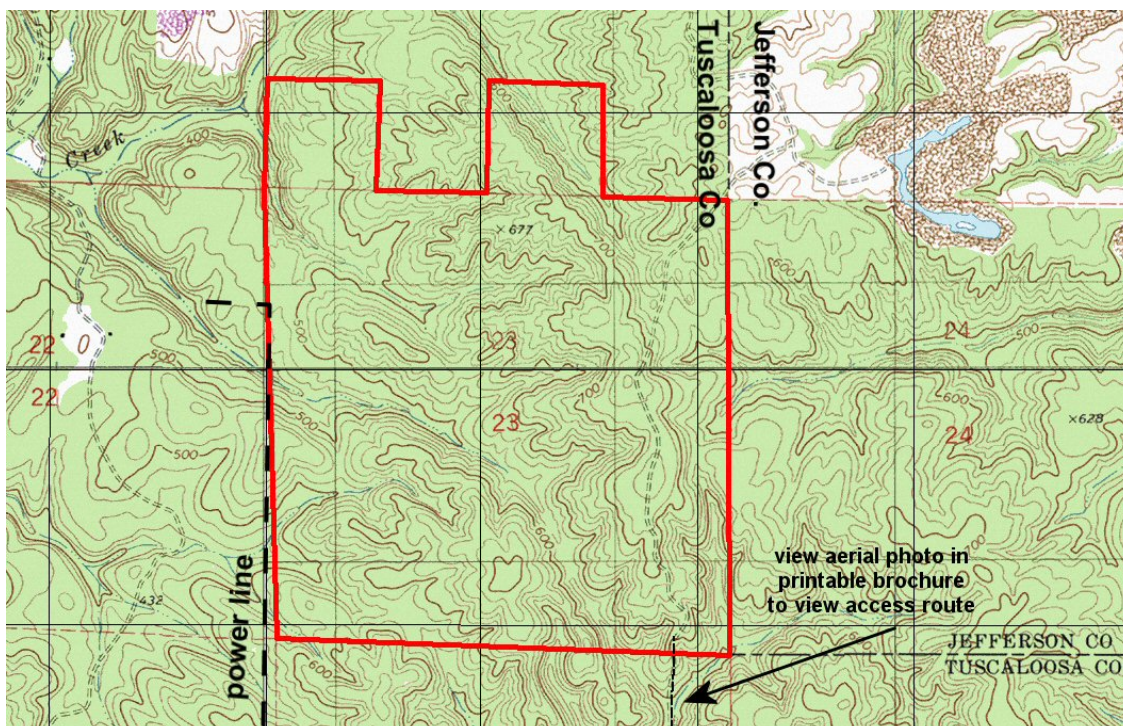
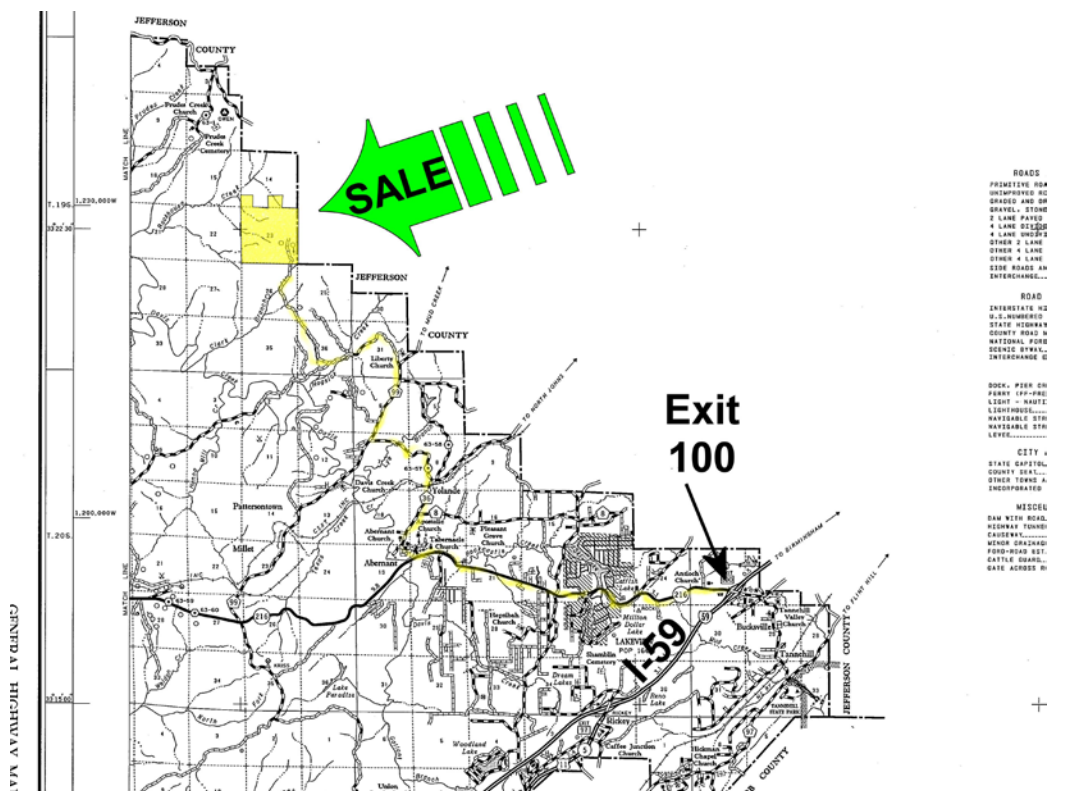
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in northeastern Tuscaloosa County about 15 miles from I-59 Exit 100
- The timber is mostly young, well stocked pine timber. Mostly volunteer but about 100 acres of planted pine. Timber is big enough to sell on most acres
- Excellent network of well-maintained gravel roads
- Access is well established but un-deeded. Power available
- Minerals not included. There are a number of gas wells on the property
- There are no locked gates (to view the property)

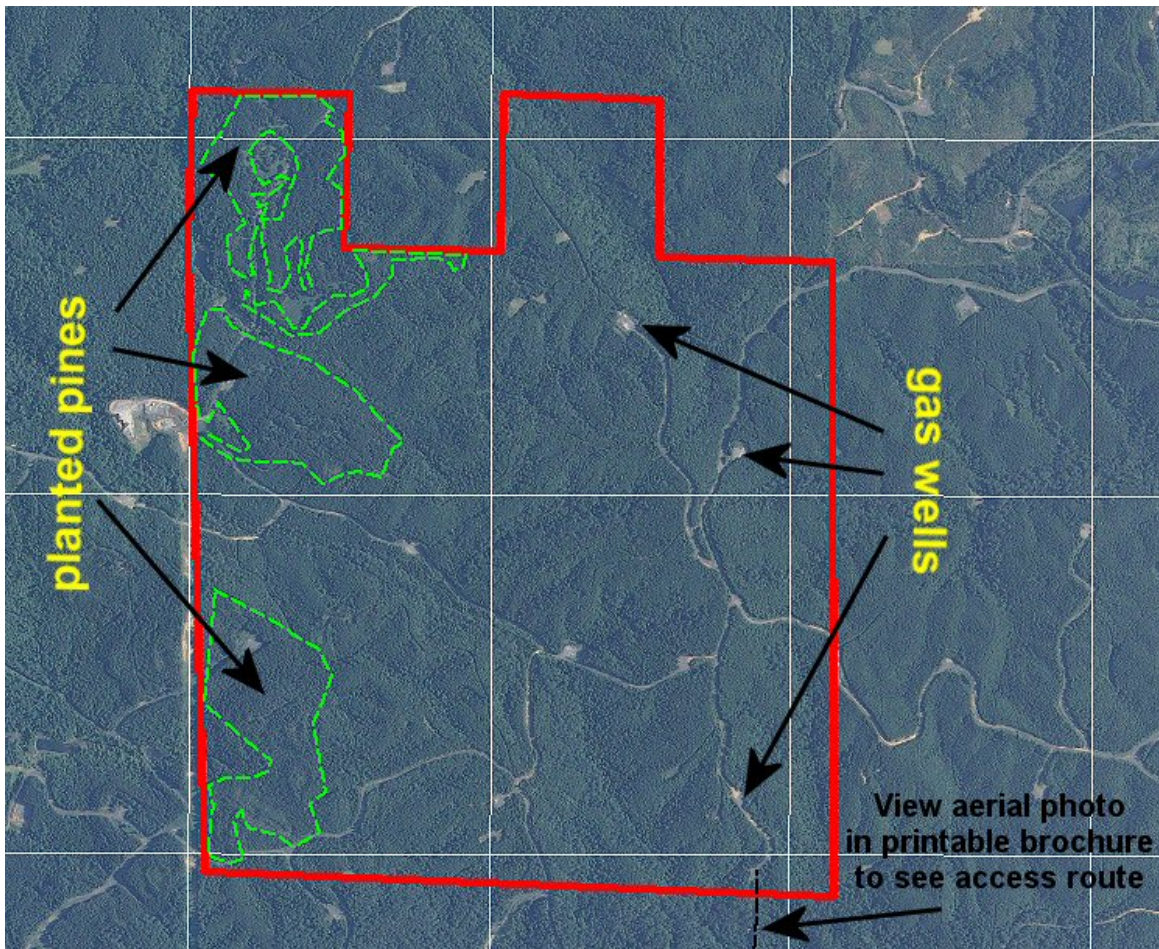
All distances and acres are estimates and should be independently verified



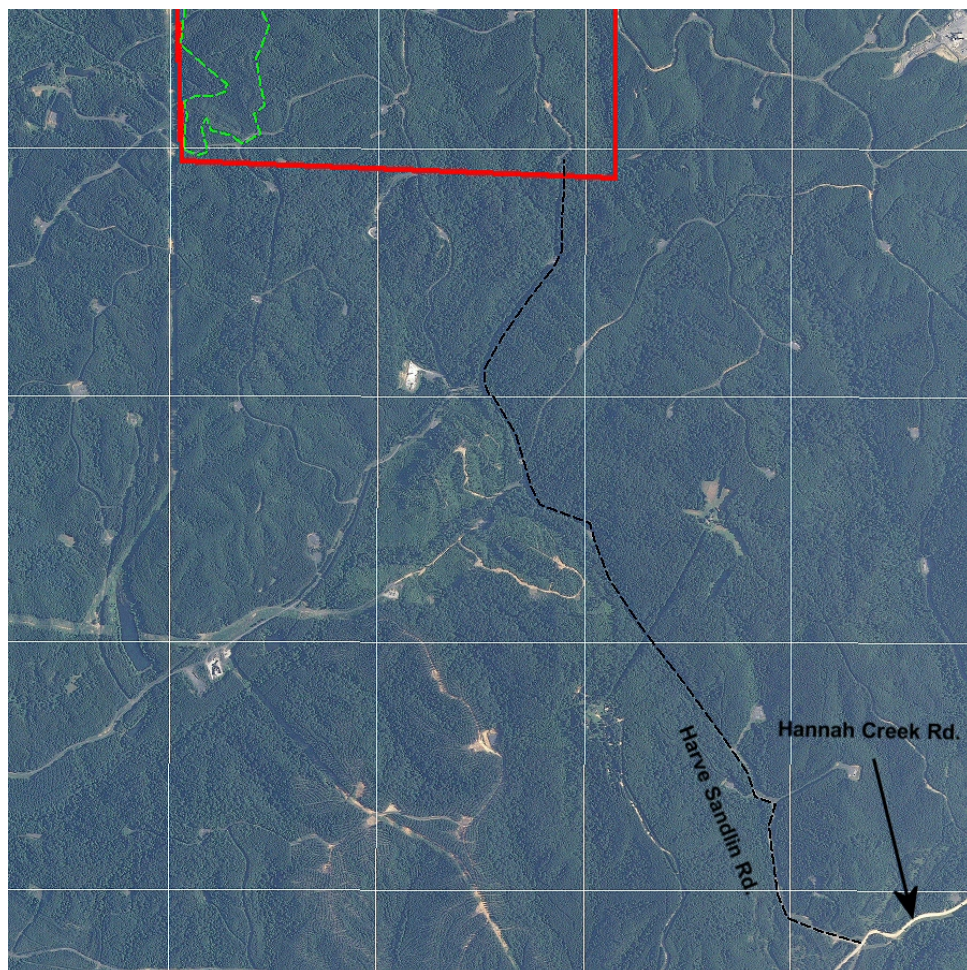
NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners 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 the intersection of I-59 & I-459 near Bessemer: (40 minutes to the property)

From the intersection of I-59 & I-459 go 5.5 miles towards Tuscaloosa to I-59 Exit 100 (AL Hwy 216). Take a right on AL Hwy 216 and go 6.1 miles to County Road 36 (Abernant Loop Road) and take a right. Go 0.4 miles and take a right on Johns Road (continuing on County Road 36). Go 1.4 miles and take a left on Griffin Ridge Road. Go 1.7 miles and take a right on County Road 99 (Milldale Road). Go 3.4 miles on County Road 99 (turns into Hannah Creek Road) and take a right on Harve Sandlin Road. You'll need a pickup from this point on and use the aerial photo (in the printable brochure) as a guide. Go 1.7 miles and take a right at a fork (look for power pole with a Cyprus Partners sign on it). Continue 0.6 miles up a hill to the approximate location of the south line of the property. At this point you'll see another Cyprus Partners sign and pink flagging. You are welcome to look on your own or you can set up an appointment. There are no gates that must be opened. The south line is located at Lat: 33°21'56.68" N. Lon: 87°14'02.93" W.



Aerial view



Access Route