

# Marion Co., AL

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Reference # 258

More info at  
205-936-2160

**Land For Sale**  
**164 acres +/-**  
**\$188,600**

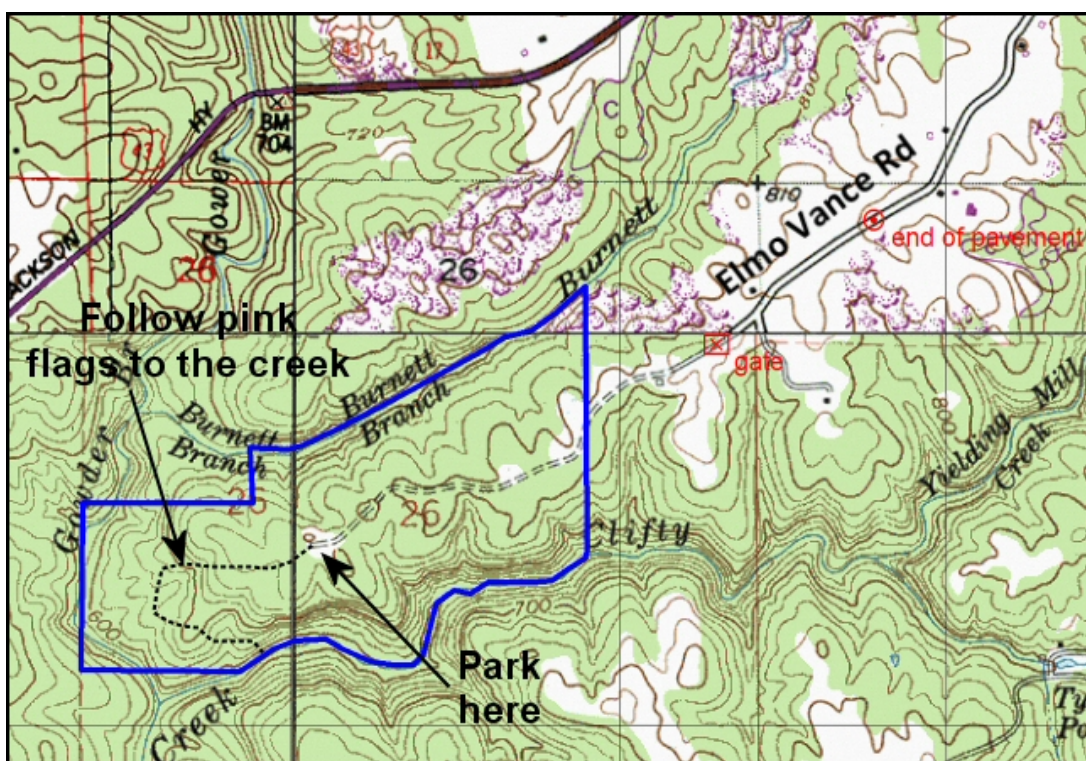
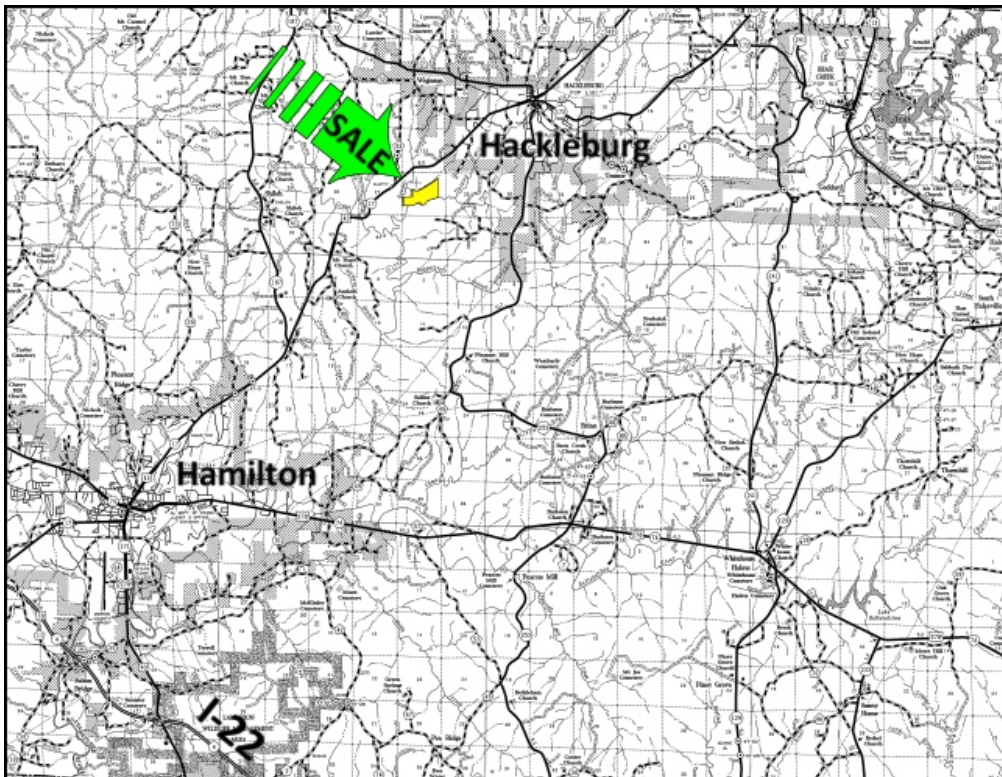
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located in northern Marion County about 3 miles south of Hackleburg, AL
- About 25 minutes from I- 22 Exit # 16 (US Hwy 43) at Hamilton
- Good hunting: over 6,000' of frontage on two creeks & lots of hardwood
- About 50 acres of recently thinned volunteer stand of pine pulpwood
- Access is on un-deeded woods road across adjoining land owner
- Gate (about ¼ mile east of the east line) is locked so call for combo

All distances and acres are estimates and should be independently verified

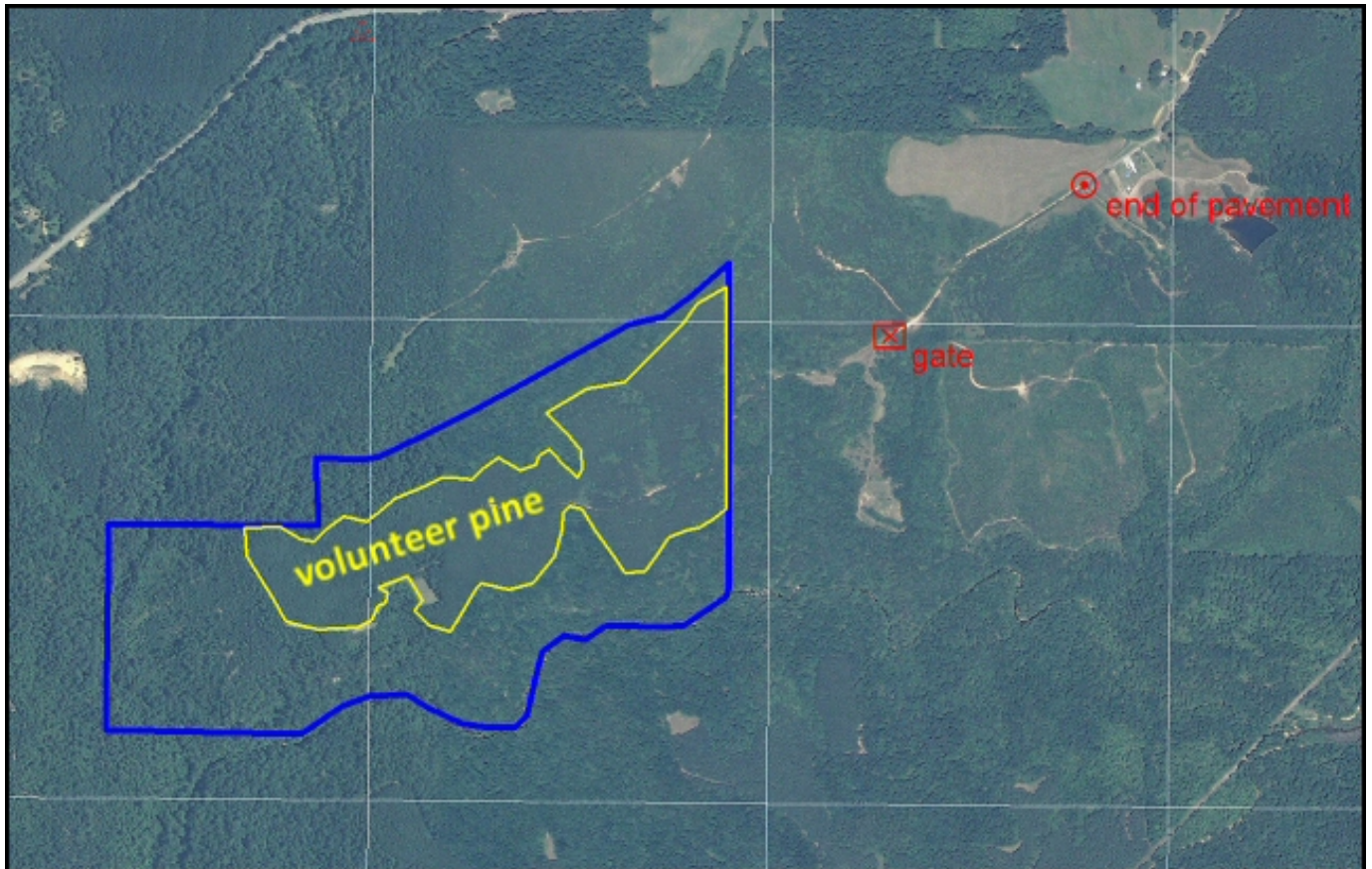


NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners 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 Hamilton, AL: (25 minutes from I- 22 Exit # 16 (US Hwy 43) to the property)

From the intersection of Interstate 22 Exit # 16 (US Hwy 43) at Hamilton (also called Military Street), continue north on US Hwy 43 for 16.9 miles toward Hackleburg to R A Yielding Rd. Take a right and go 0.2 miles to Wes Yielding Rd. Take a right and go 0.2 miles to Elmo Vance Rd. Take a right and go 0.9 miles to a locked gate (the pavement ends about ¼ mile before you get to the gate. Look for the Cyprus Partners sign. The gate is locked with a combination lock. Call the agent at 205-936-2160 to get the combo. Continue about ¼ mile to the east line of the property. Look for Cyprus Partners sign and pink flagging. You are welcome to look on your own, or you can set up an appointment. Use the topo map as a guide from this point. Gate is located at Lat: 34°14'59.03" N. Lon: 87°51'51.24" W.



Aerial view