

Tuscaloosa Co., AL

**SEE PHOTOS
BELOW!**

www.cypruspartners.com

Reference # 226

More info at
205-344-3849

Land For Sale

120 acres +/-

\$338,250

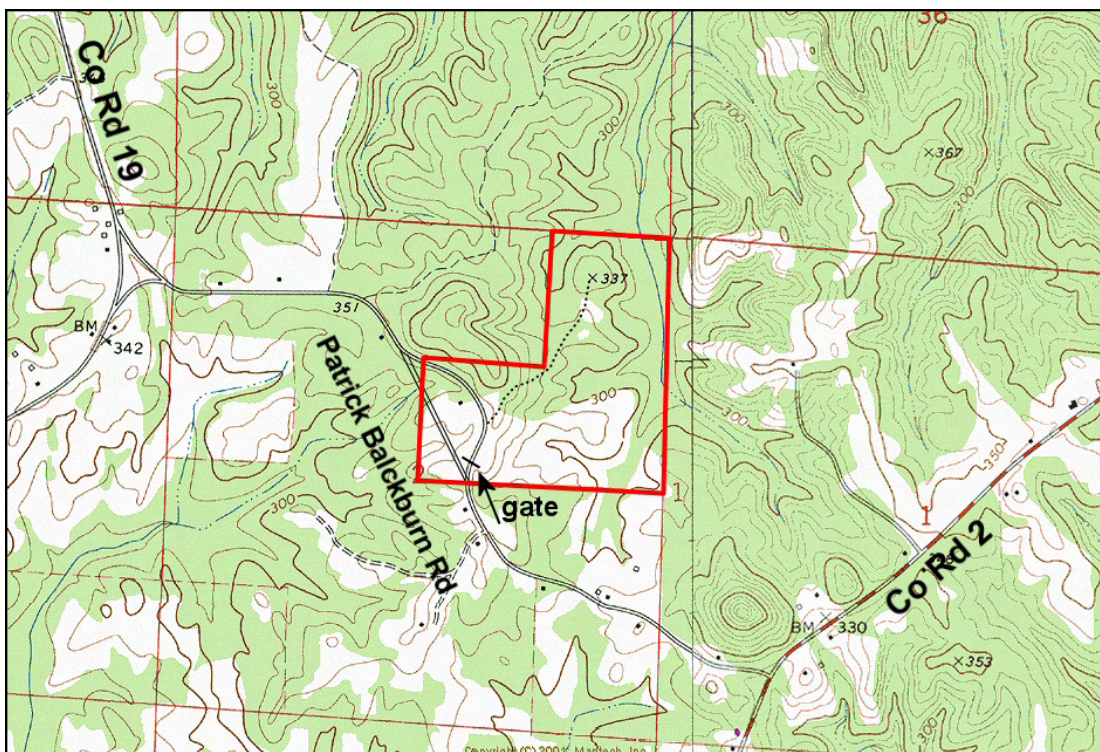
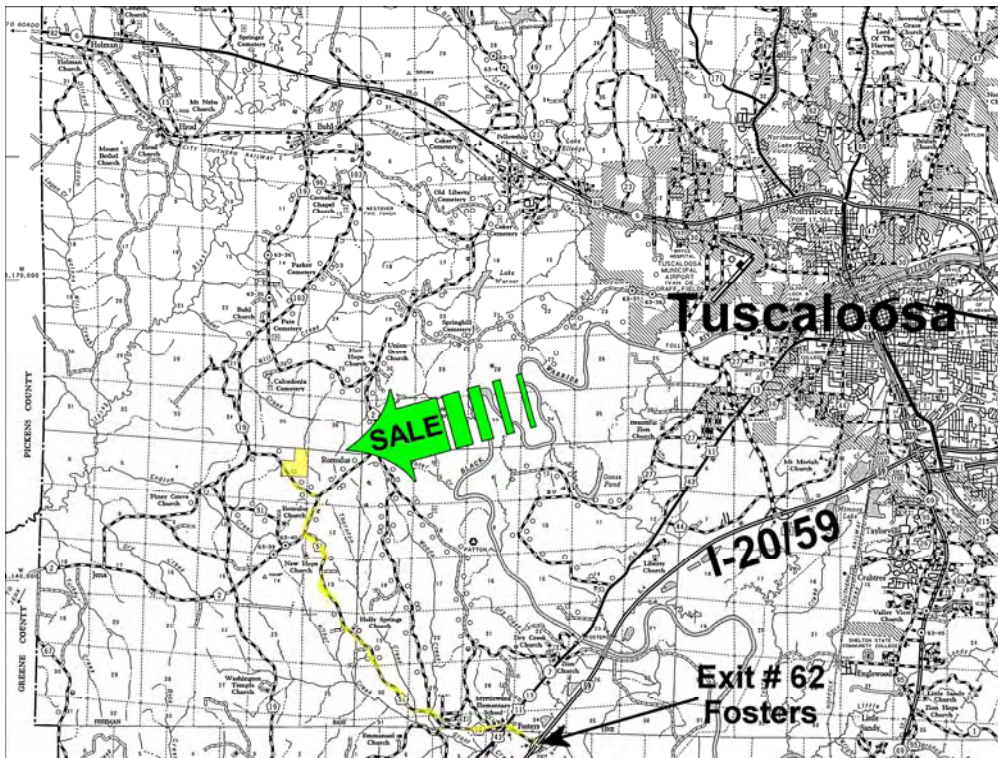
Exclusive Agent For Owner

CYPRUS
PARTNERS

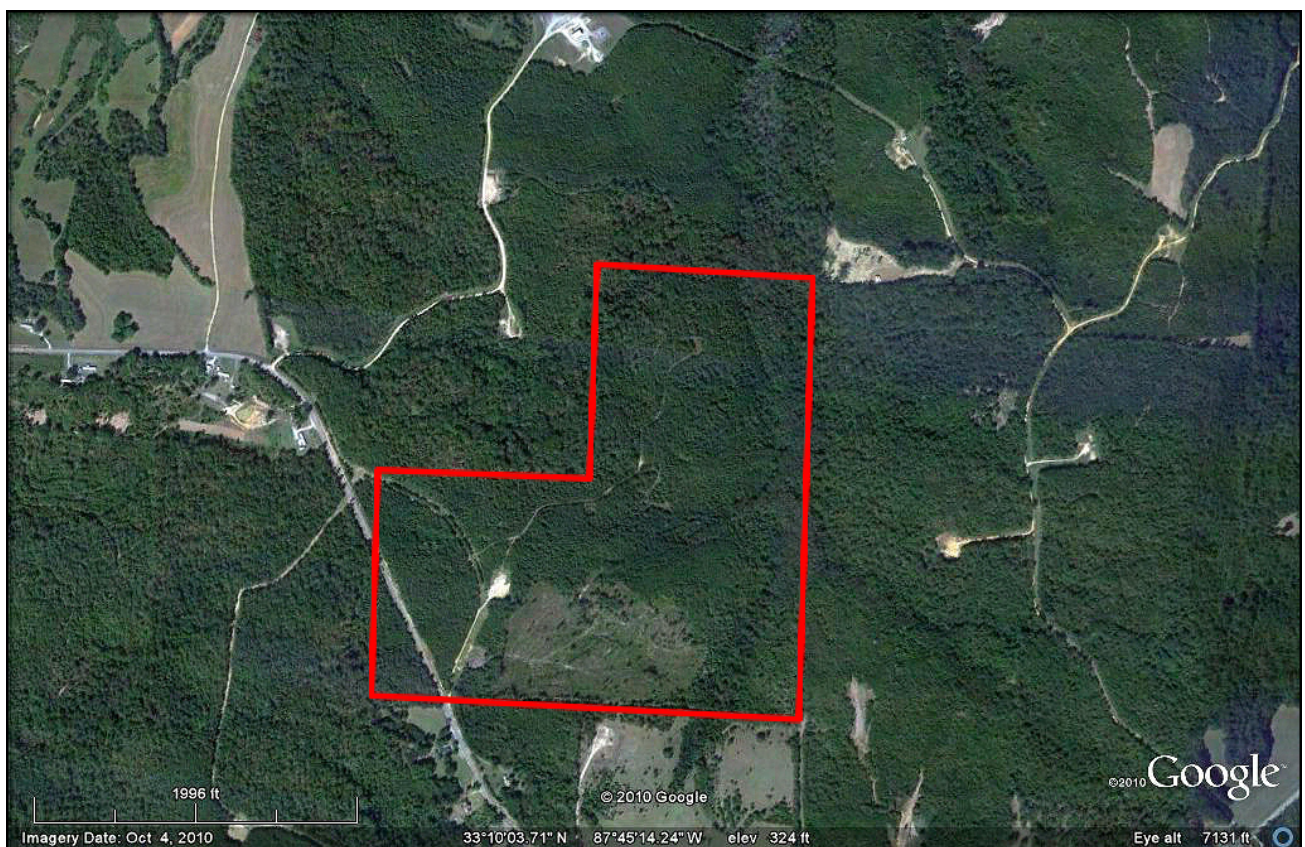
P O Box 590045
Homewood, AL 35259

- Located in west Tuscaloosa Co 17 miles from intersection of I-20 & I-359
- Good neighborhood near new county school in Romulus
- About ¼ mile on Hammer Creek, with 22 acres of bottomland hardwood
- Great timber investment - 79 acres of pine planted in 2000 - thin in 2 or 3 years
- Great hunting – good mix of hardwood, pine and about 17 acres of clear-cut
- Frontage on a paved road for over ¼ mile
- Power and water is available (see written driving directions on last page)

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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.



Aerial view



About ¼ mile paved road frontage (property on the right)



Beautiful stand of tupelo gum along the creek



View of 11 year old planted pines and a woods road



There are 17 acres of clear cut that have not been planted.



A wildlife browse opening



The gate at the front entrance



One of two wildlife browse openings

Directions:

From the intersection of I-20/59 and I-359 (AL Hwy 69) go west on I-20/59 for 9 miles and exit at Exit # 62 at Fosters. Go right (north) on Co Rd 10 for 1 mile to US Hwy 11/43. Go straight across US 11/43 and onto Co Rd 51. Continue on Co Rd 51 for 6.1 miles and take a right on Co Rd 2 (Romulus Road). Go 7/10 mile and take a left on Patrick Blackburn Rd. Continue 8/10 mile to the property on the right. Look for the Cyprus Partners sign.