

Lamar Co., AL

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Reference # 224

More info at
205-344-3849

Land For Sale

128 acres +/-

\$115,000

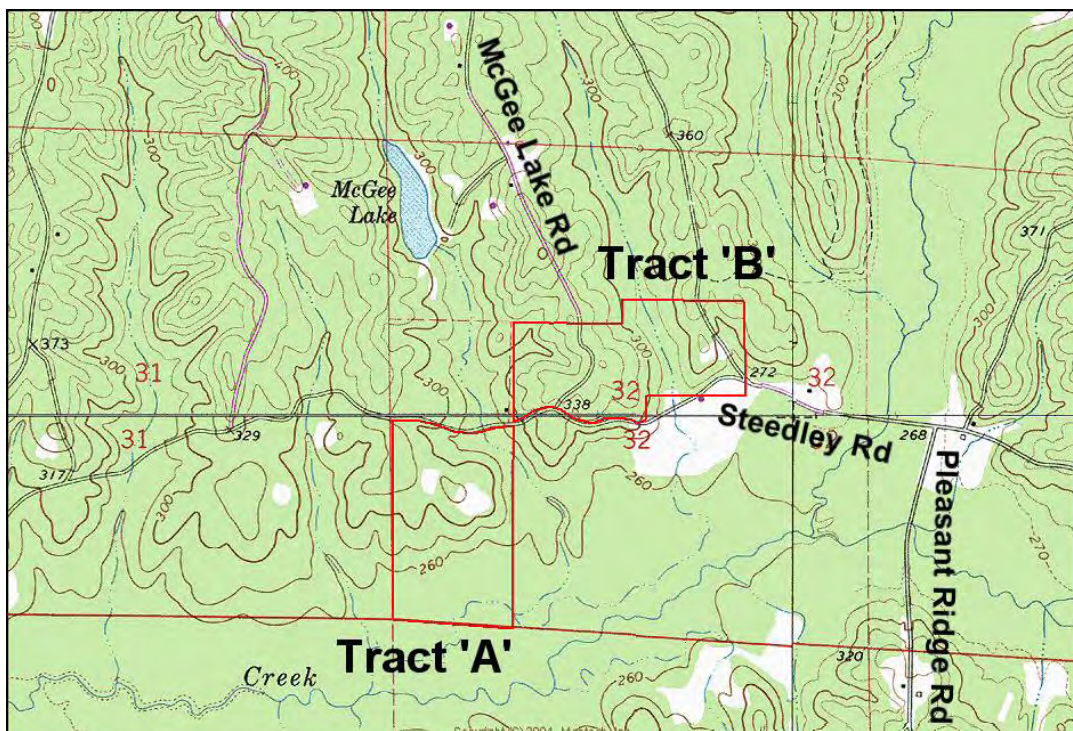
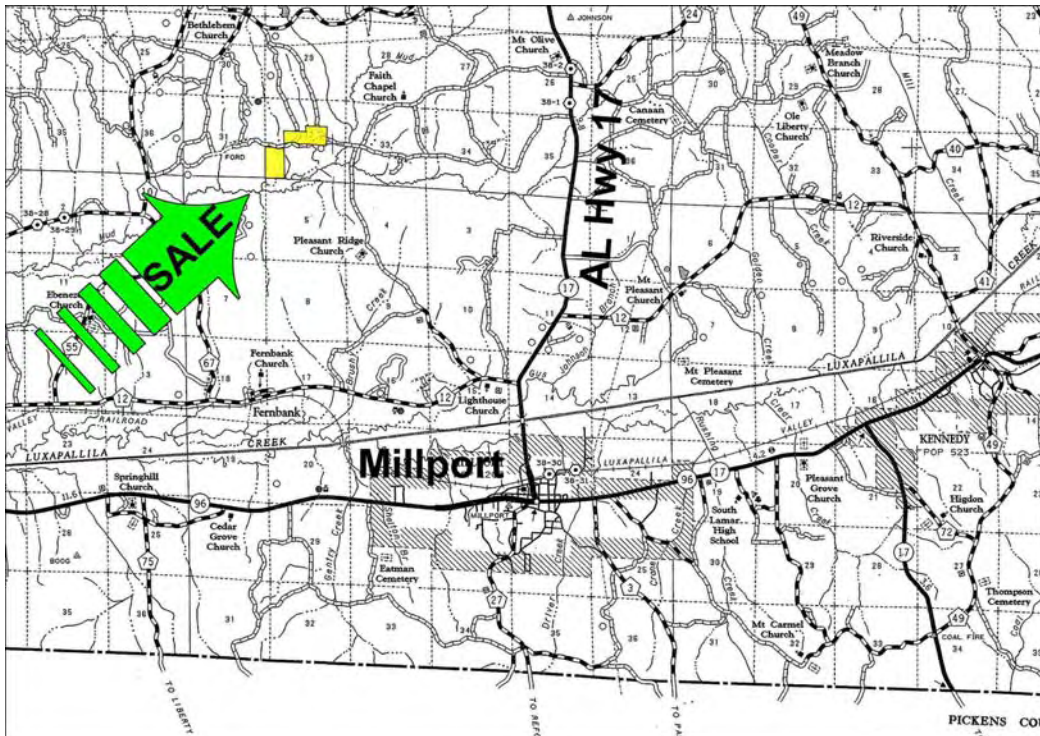
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in south Lamar County about 5 miles NW of Millport
- Available in two tracts: Tract 'A' is 66 acres (west block) and Tract 'B' is 62 acres
- Tract 'A' is priced at \$710 / ac and Tract 'B' is priced at \$1,099 / ac
- Good timber investment: professionally managed, genetically improved pines - 25 ac of 3 yr old on Tract 'A', and 60 ac of 8 year old on Tract 'B'
- Great hunting – some bottomland hardwood + 3 green fields (on Tract 'A')
- Frontage on a public gravel road for about 1 mile (Tract 'A' has ¼ mile frontage)
- Power is available to both tracts. Gate to Tract 'A' is locked - call for the 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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.



Aerial view



bottomland hardwood on south end of Tract 'A'



One of 3 green-fields on Tract 'A'



Frontage on Steedley Rd and 60 ac of 8 yr old pines on Tract 'B'



Entrance to Tract 'A'



25 ac of three year old pines on Tract 'A'



woods road on Tract 'A'



another woods road