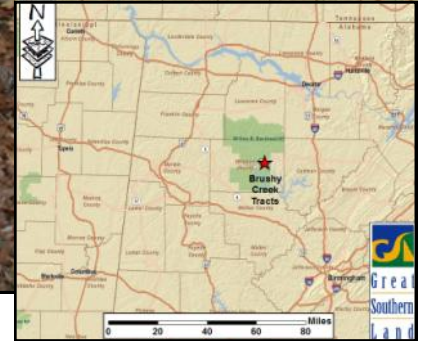




GREAT SOUTHERN Land



Brushy Creek South #67-027

248.8+/- Acres in Winston County, AL
5,480' frontage on Brushy Creek
Offered for \$494,500 (\$1,991/ac)

Also available:

Brushy Creek Tracts: 506+/- ac, 16,328' creek frontage for \$986,500
Edwards Tract: 127+/- ac, 4,594' creek frontage for \$221,200
Brushy Creek North: 130+/- ac, 6,254' creek frontage for \$270,800

- Over 1 mile of frontage on Brushy Creek north and south of Hwy. 278 Bridge
- Great recreation tract with Old Hwy 278 running through a portion of the tract
- Great timber investment with lots of hunting and fishing
- Take a 10 mile boat trip through the pristine Bankhead National Forest to the Hwy. 63 Bridge on Smith Lake
- Over 9,100 feet of frontage on U.S. Hwy. 278 (+/- 4,520 ft. north and +/- 4,650 ft. south)
- Concrete boat ramp on property
- Frontage on both sides of Old Hwy. 278 which runs through the SW278 parcel for approximately 750 feet
- Will also sell in parcels of 109+/- acres (\$205,000), 123+/- acres (\$230,000) and 16+/- acres (\$65,000), all with Brushy Creek frontage and paved highway frontage
- 133.0 acres 2004 planted pine, 99.4 acres natural timber, 6.3 acres game plots and roads

North Tract (BCS N278 on maps): 109 Acres for \$205,000 (\$1,881/ac)
63.1 acres 2004 Planted Pines, 42.9 acres natural timber, 3.4 acres open and roads
4,520 +/- feet of frontage on north side of US Hwy. 278
1,830+/- feet of frontage on Brushy Creek

South Tract (BCS S278 on maps): 123 Acres for \$230,000 (\$1,870/ac)
69.9 acres 1992 planted pines, 40.9 acres natural timber, 2.1 acres game plot and roads
4,650 +/- feet of frontage on south side of US Hwy. 278
1,910+/- feet of frontage on Brushy Creek
Site of First County Seat and Old Houston Cemetery are located on this parcel

Southwest Tract (BCS SW278 on maps): 16 Acres for \$65,000 (\$4,063/ac)
15.5 acres natural timber, 0.8 acre open
1,740 +/- feet of frontage on Brushy Creek
750 +/- feet of frontage on each side of Old Hwy. 278 (1,500+/- feet of total frontage)



For a tour or more information call:

Eddie Stone, RF
205-702-4420
205-837-4466 cell
edstone@windstream.com

Fletcher Majors, ALC, Broker
334-567-0924 ext. 205
334-328-9278 cell
Fletcher@GreatSouthernLand.com



S278 parcel Brushy Creek frontage viewed from SW278 parcel

Healthy 2004 Planted Pines on S278 parcel



N278 parcel with 2004 Planted Pines on left, shooting house in background and Pines on Edwards Tract LEE parcel in distance

**RIGHT:
Historic
Houston
Cemetery**



**BELOW:
Long game field
with shooting
house in
background**



**BELOW: Double game plot.
Take the long shot from the tree
stand barely visible in the back-
ground to this game plot or short
shot to game plot under stand**





Smith Lake Waterfront, Inc.
Brushy Creek South - 248.8 +/- acres
5,480 +/- Ft on Brushy Creek
Offered For \$494,500 (\$1,991/Ac.)

Additional
127 Acres
Available

Mile
Cr

BCS
N278
109.4 ac

BCS
S278
122.7 ac

BCS
SW278
16.4 ac

Old
Houston Cem

278

This is not a survey. No guarantees are expressed or implied.
Acreages and distances calculated in ArcGIS from maps
and aerial photographs are not warranted by owner or G.S.L., LLC.
Timber establishment year is from previous owner and is not warranted.



Brushy Creek South	2004 Planted Pines	Natural Timber & Culver	Game Plots & Open	Roads & ROW	Total Acres	Brushy Creek Frontage
BCS N278	63.1	42.9	2.0	1.4	109.4	1,831
BCS S278	69.9	50.7	2.1	-	122.7	1,909
BCS SW278	-	15.5	-	0.8	16.3	1,740
Brushy Creek South	133.0	109.1	4.1	2.2	248.4	5,480



Smith Lake Waterfront, Inc.
Brushy Creek South - 248.8 +/- acres
5,480 +/- Ft on Brushy Creek
Offered for \$494,500 (\$1,991/Ac.)

**127 Acres
Here Also
Available**

**BCS
N278**

1,831 Ft. WF

1,909 Ft.

1,740 Ft.

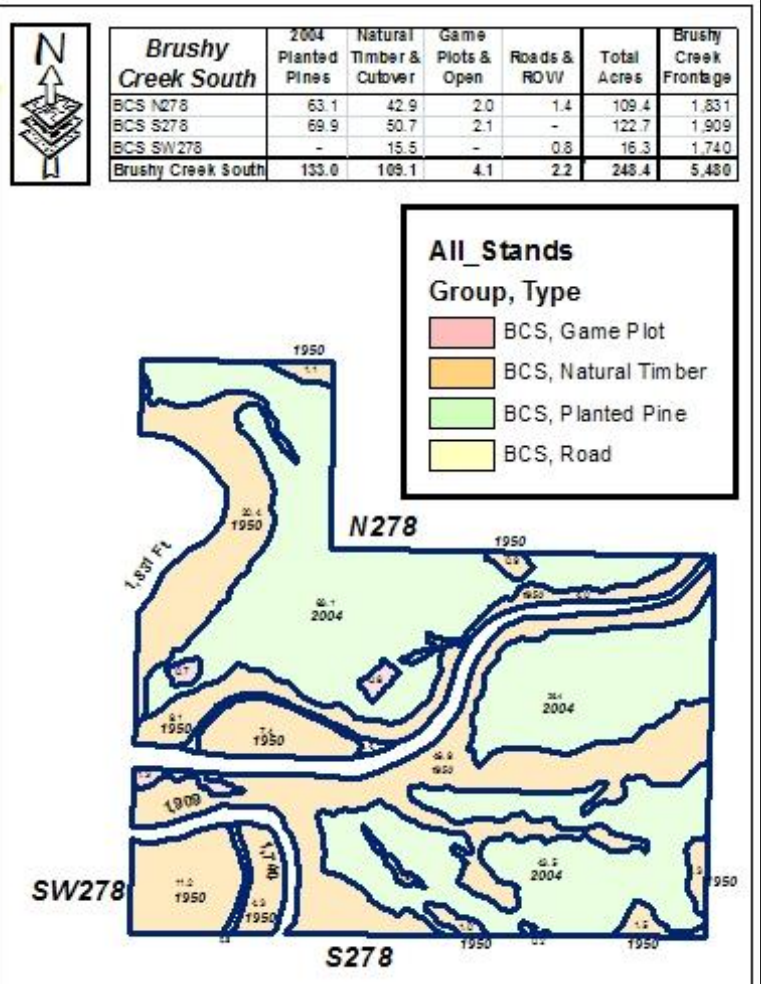
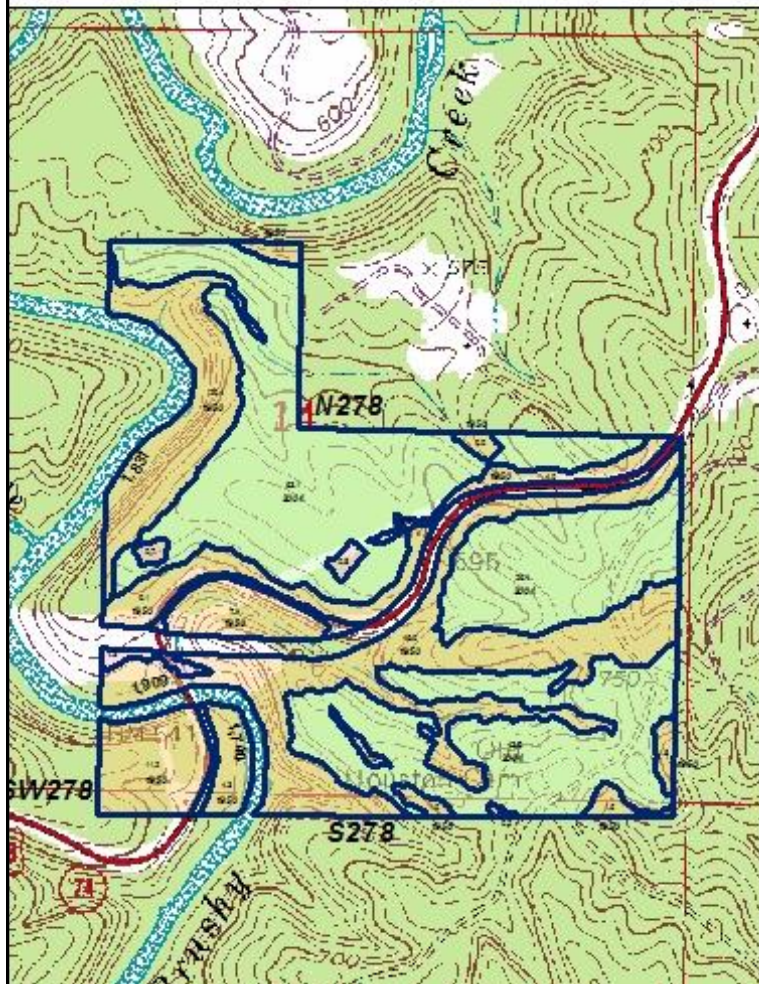
**BCS
SW278**

BCS S278

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and aerial photographs are not warranted by owner or G.S.L., LLC.
Timber establishment year is from previous owner and is not warranted.



Brushy Creek South		2001	Natural	Game	Roads &	Total	Brushy
Planted	Timber &	Plots &	Timber &	Plots &	Roads &	Total	Creek
Pines	Culver	Open	Culver	Open	RDW	Acres	Frontage
63.1	42.9	2.0	1.4	109.4	1.4	109.4	1,831
69.9	50.7	2.1	-	122.7	-	122.7	1,909
-	15.5	-	0.8	16.3	0.8	16.3	1,740
133.0	109.1	4.1	2.2	248.4	2.2	248.4	5,480





Put your boat in here from concrete boat ramp on SW278 parcel.

Then take a leisurely cruise for approximately 10 miles through the adjoining pristine Bankhead National Forest to the Hwy. 63 Bridge between Arley and Houston.

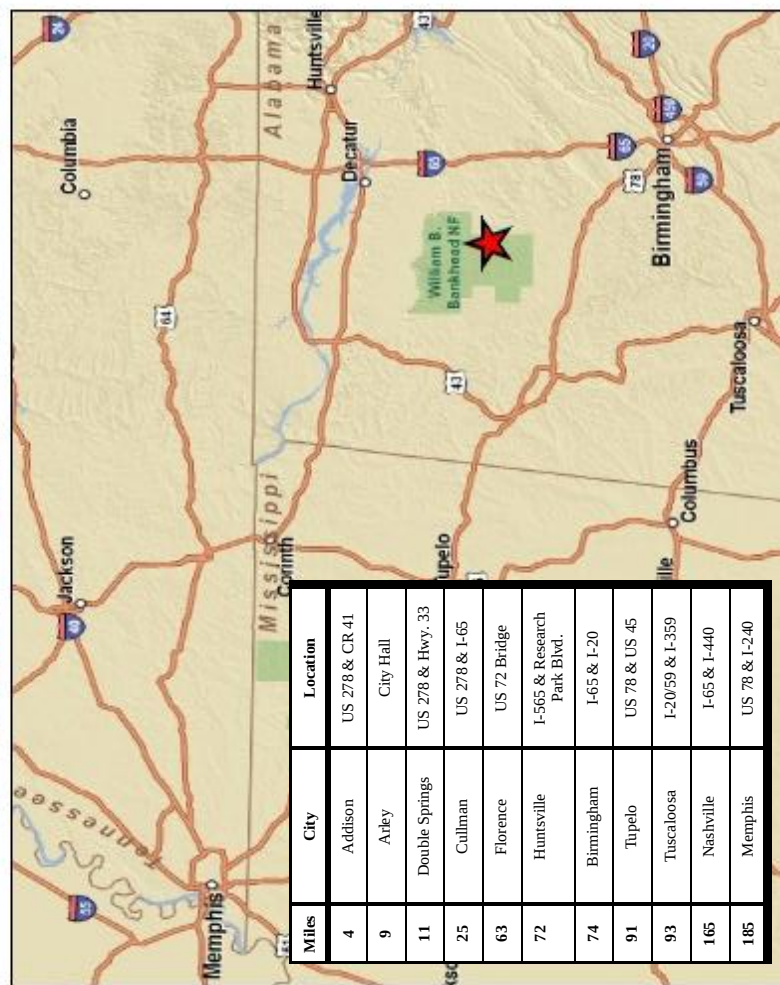
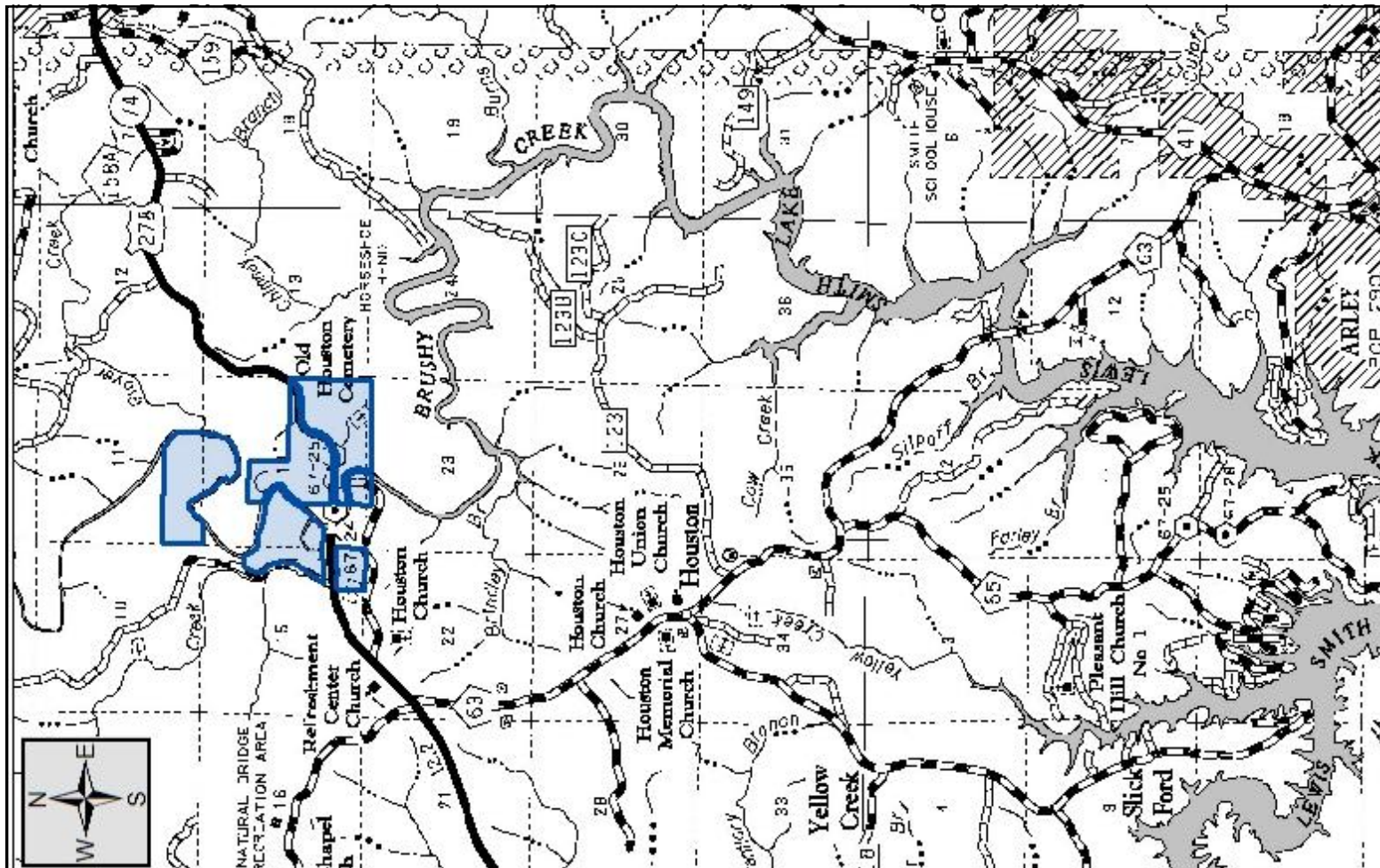
S278 parcel is across Brushy Creek

RIGHT: 2004 Planted Pines on left and shooting house in background are on N278 parcel.

Pines in distance are across Brushy Creek on Edwards LEE parcel.



More 2004 Planted Pines on N278 parcel



Miles	City	Location
4	Addison	US 278 & CR 41
9	Arley	City Hall
11	Double Springs	US 278 & Hwy. 33
25	Cullman	US 278 & I-65
63	Florence	US 72 Bridge
72	Huntsville	I-565 & Research Park Blvd.
74	Birmingham	I-65 & I-20
91	Tupelo	US 78 & US 45
93	Tuscaloosa	I-2059 & I-359
165	Nashville	I-65 & I-440
185	Memphis	US 78 & I-240