



Edwards Tract #67-028
127+/- Acres in Winston County, AL
4,600+/- feet frontage on Brushy Creek
Offered for \$221,200 (\$1,742/ac)

Also available:

Brushy Creek Tracts: 506+/- ac, 16,328' creek frontage for \$986,502
Brushy Creek South: 248.8+/- ac, 5,480' creek frontage for \$494,500
Brushy Creek North: 130+/- ac, 6,254' creek frontage for \$270,800

- 4600+/- feet of frontage on the west side of Brushy Creek north of Hwy. 278 bridge
- Great recreation tract with Mile Creek running over 3,000 feet through the tract and emptying into Brushy Creek
- Good timber investment with great hunting and fishing
- Suitable for multiple homesites
- Take a 10 mile boat trip through the pristine Bankhead National Forest to the Hwy. 63 Bridge on Smith Lake
- Over 3,000 ft. frontage on US Hwy. 278 (+/- 1,770 ft. north and +/- 1,340 ft south) +/- 2,870 feet of frontage on paved Callaway Rd. (CR 13)
- Will also sell in parcels of 99+/- acres (\$175,000) and 28+/- acres (\$50,000). Both fronting on Hwy. 278
- 35.2 acres 1992 planted pine, 89.5 acres natural timber, 2.3 acres game plots and roads

South Tract (LES on maps): 28 Acres for \$50,000 (\$1,785/ac)
26.5 acres natural timber, 1.4 acres open and roads
1,340 +/- feet of frontage on south side of US Hwy. 278

North Tract (LEE on maps): 99 Acres for \$175,000 (\$1,768/ac)
35.2 acres 1992 planted pines, 63.0 acres natural timber, 0.9 acres game plot
1,770 +/- feet of frontage on north side of US Hwy. 278
2,870+/- feet of frontage on east side of Callaway Road (CR 13)
4,600+/- feet of frontage on Brushy Creek



Great
Southern
Land

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



View of the Brushy Creek South (N278 parcel) viewed from Edwards Tract (LEE parcel)



Game Plot in middle of 1992 Planted Pines



Natural timber on hillside with 1992 Planted Pines on top of hill in distance



Mile Creek on right empties into Brushy Creek. Hwy 278 bridge in background, LEE on right

Smith Lake Waterfront, Inc.
Edwards - 127.0 +/- acres
4,594 +/- Ft on Brushy Creek
Offered For \$221,200 (\$1,742/Ac.)

<i>Edwards Tract</i>	1992 Planted Pines	Natural Timber	Game Plots & Open	Roads & ROVW	Total Acres	Brushy Creek Frontage
LEE	35.2	63.0	0.9	-	99.1	4,594
LES	-	26.5	1.3	0.1	27.9	-
Edwards	35.2	89.5	2.2	0.1	127.0	4,594

**Additional
 130 Acres
 Available =>**



LEE

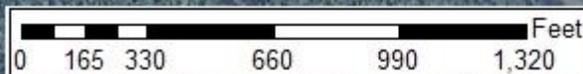
4,594

**Additional
 109 Acres
 Available**

**Additional
 123 Acres
 Available**

**Additional
 16 Acres
 Available**

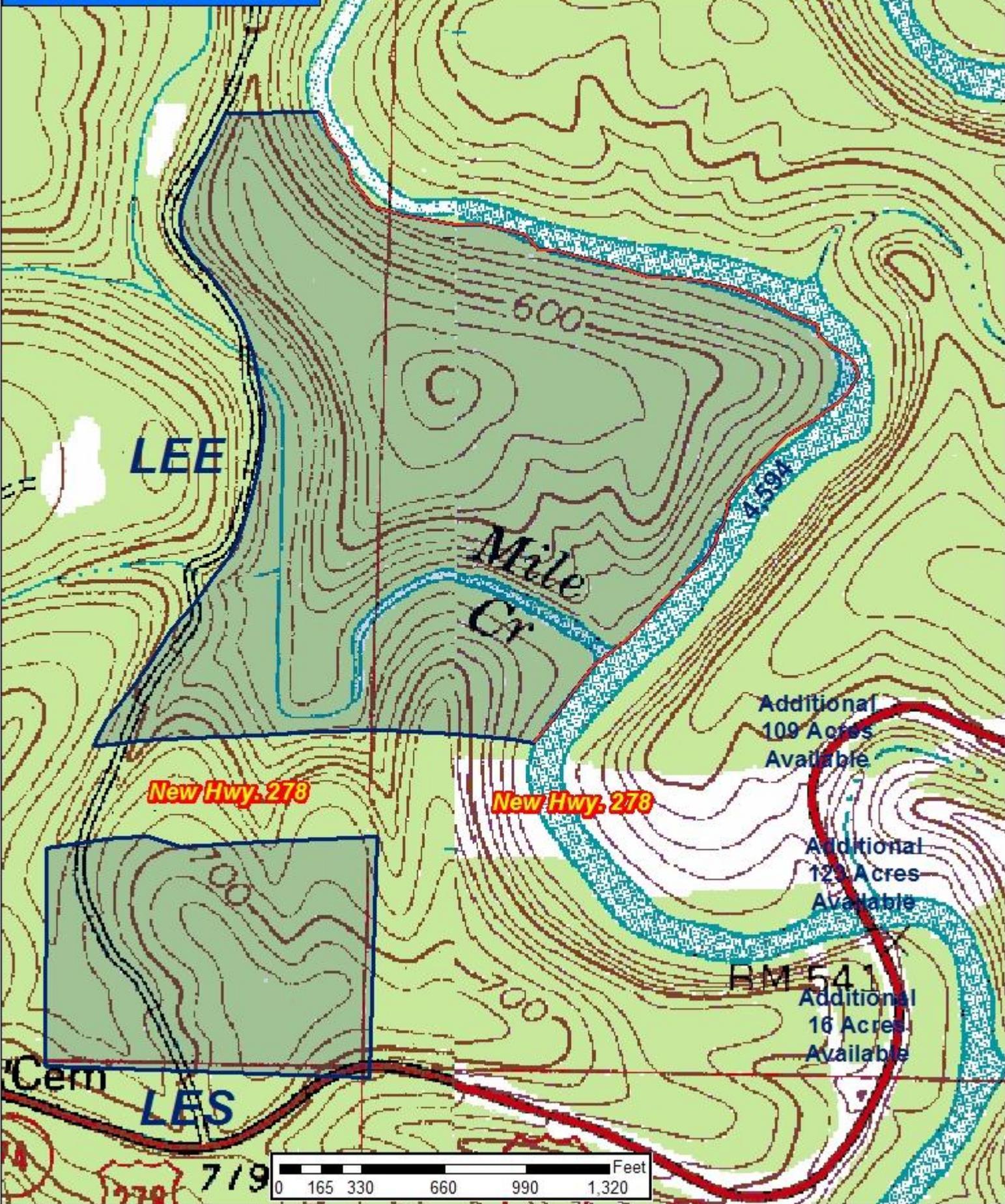
LES

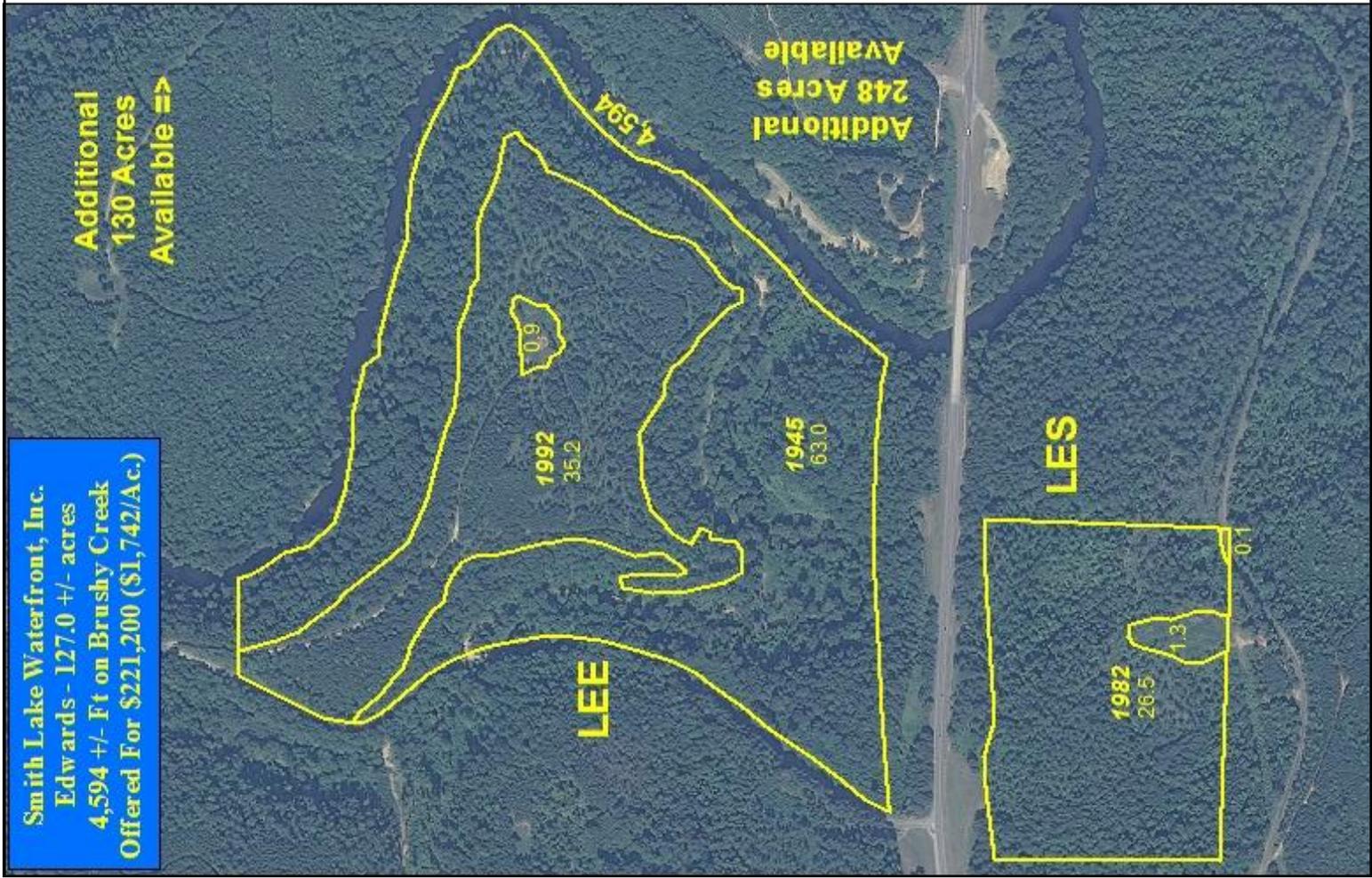


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Additional 130 Acres Available =>

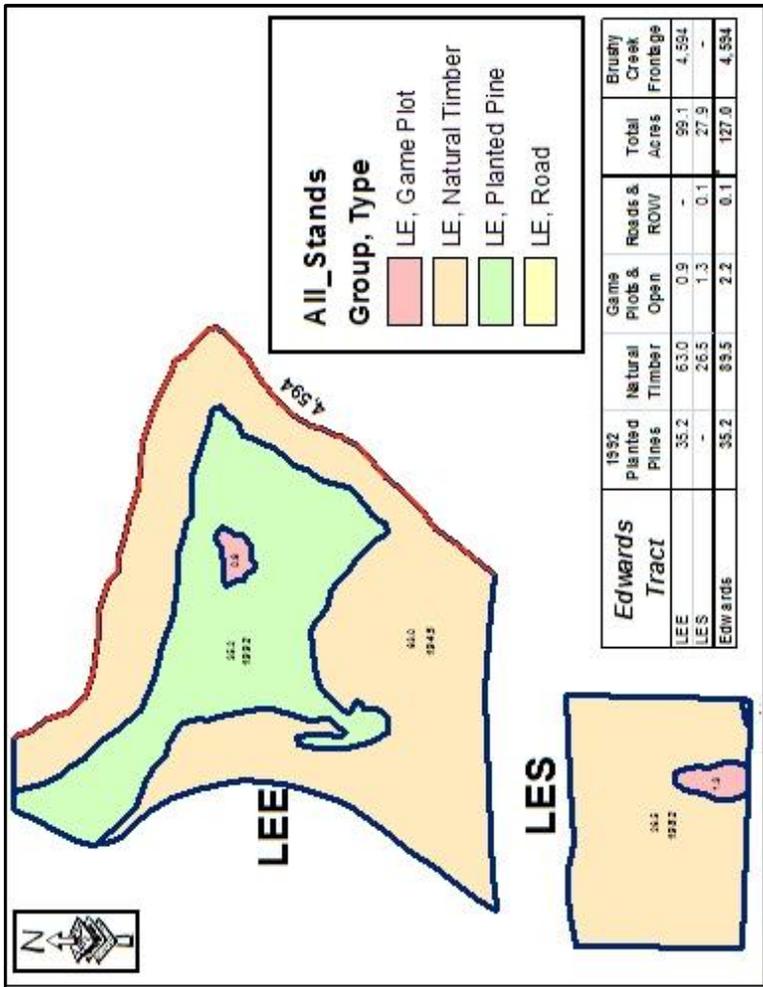




Smith Lake Waterfront, Inc.
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 Offered For \$221,200 (\$1,742/Ac.)

**Additional
 130 Acres
 Available =>**

**Additional
 248 Acres
 Available**

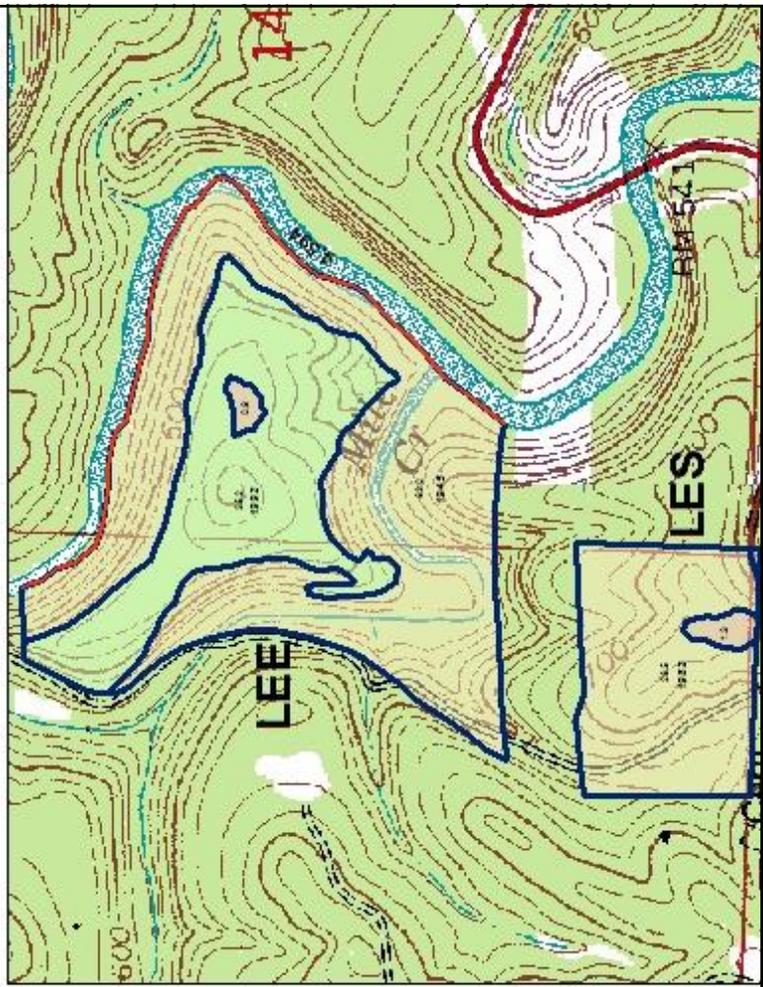


All Stands Group, Type

█	LE, Game Plot
█	LE, Natural Timber
█	LE, Planted Pine
█	LE, Road

Edwards Tract

	1992 Planted Pines	Natural Timber	Game Plots & Open	Roads & ROW	Total Acres	Brushy Creek Frontage
LEE	35.2	63.0	0.9	-	99.1	4,594
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Edwards	35.2	89.5	2.2	0.1	127.0	4,594





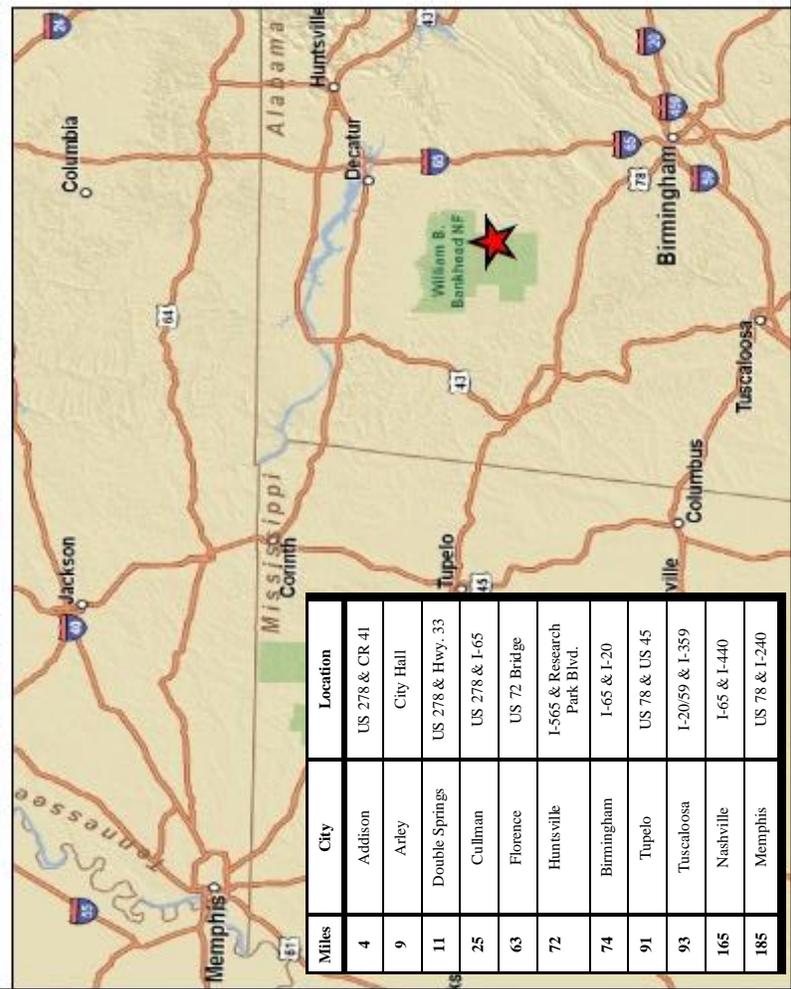
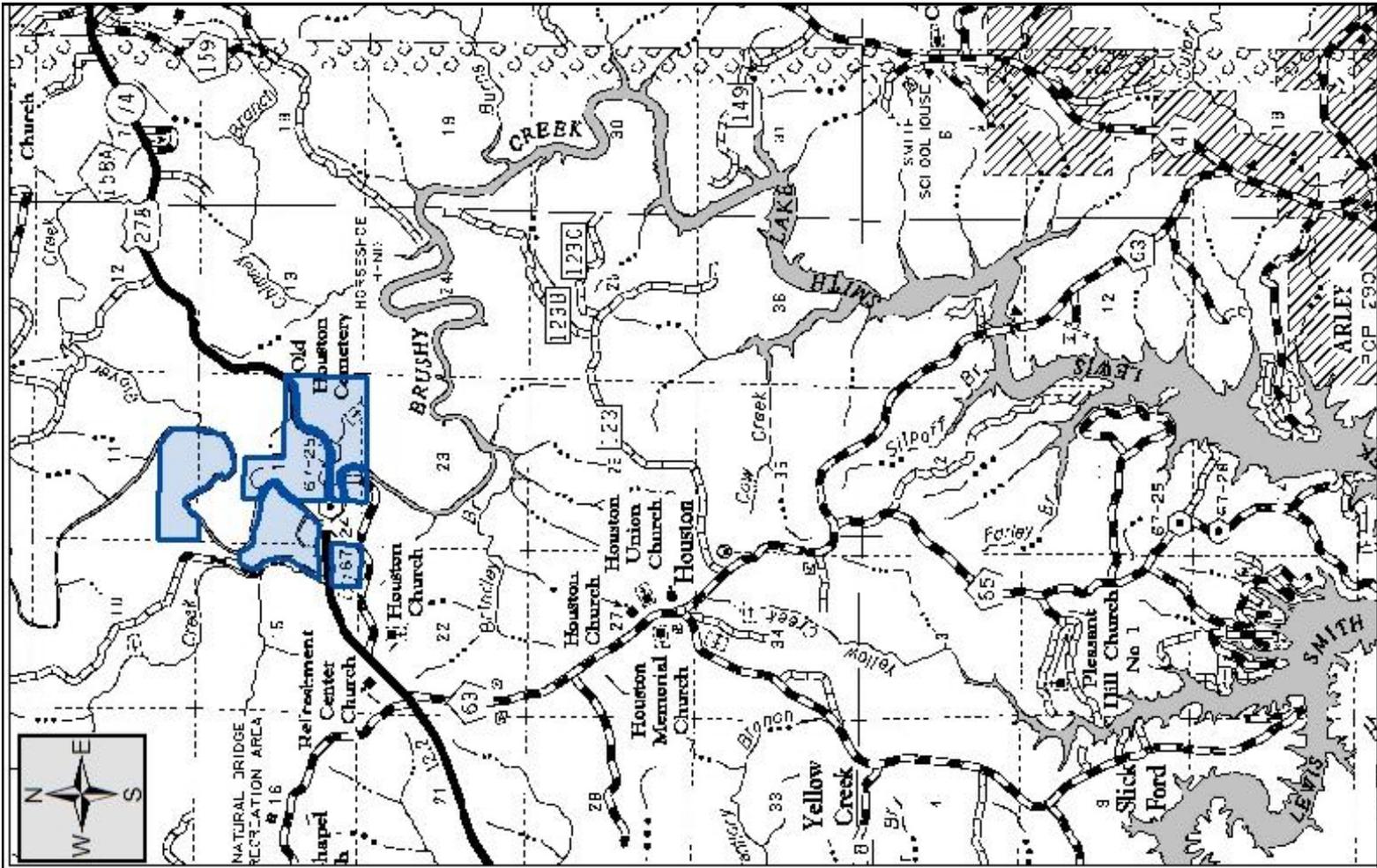
Small drain on LES parcel near old Hwy. 278



Mile Creek runs through LEE parcel on left and right



**Looking north at
Brushy Creek**
**Brushy Creek South
(N278 parcel) is on
the right**
**Edwards Tract (LEE
parcel) is on the left**



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-20/59 & I-359
165	Nashville	I-65 & I-440
185	Memphis	US 78 & I-240