

Cleburne Co., AL

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www.cypruspartners.com

Reference # 207

More info at
205-870-5455

Land For Sale

120 acres +/-

\$170,000

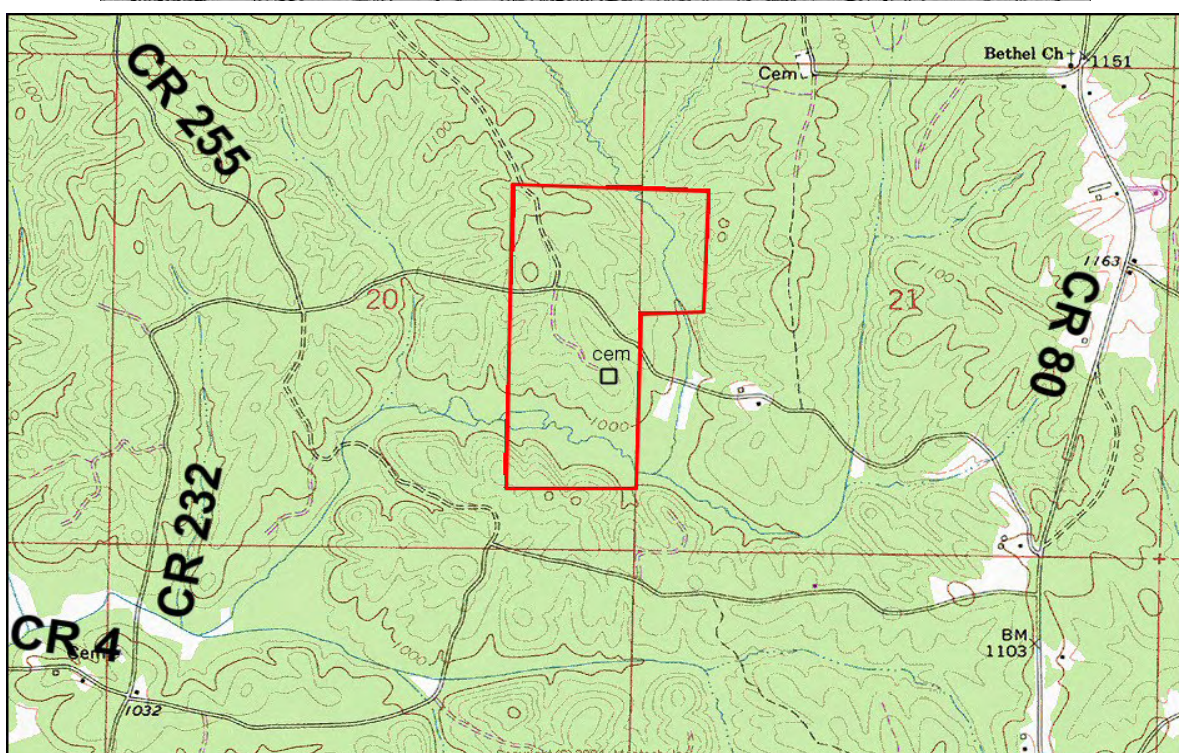
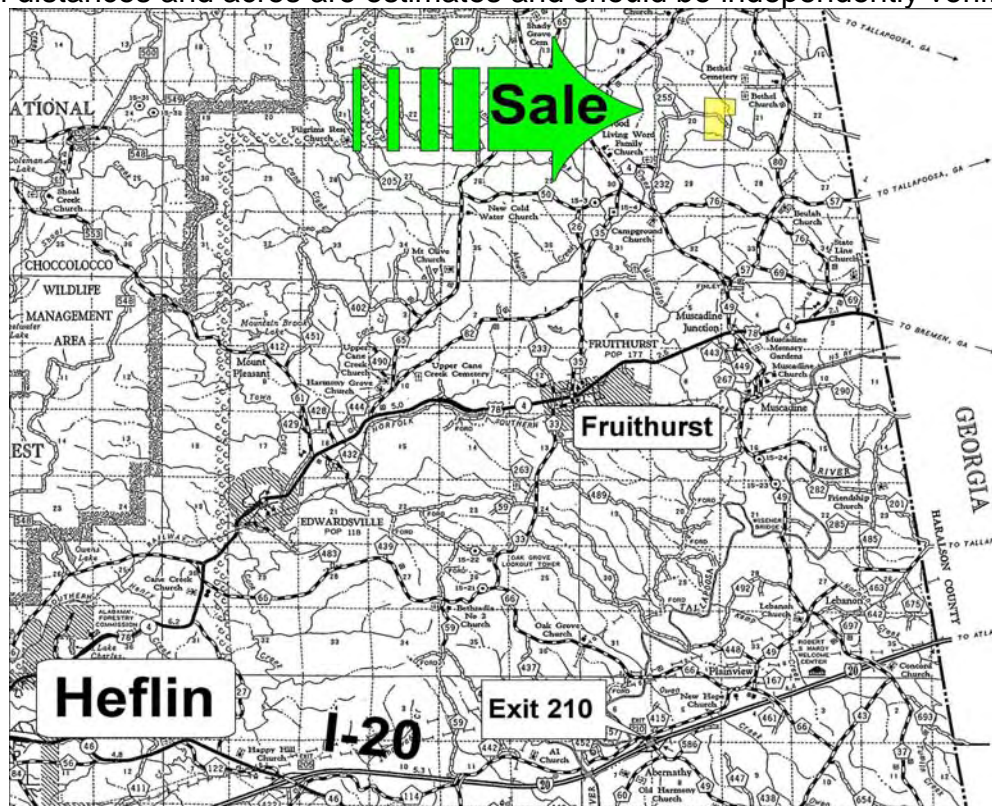
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- ⇒ Located 3 miles north of Fruithurst & 12 miles to I-20
- ⇒ One quarter mile frontage on a county-maintained gravel road, no utilities
- ⇒ Old cemetery containing Civil War veteran burials
- ⇒ Great hunting tract with mix of forested & clear-cut
- ⇒ One-half mile frontage on two creeks with beautiful bottomland hardwood

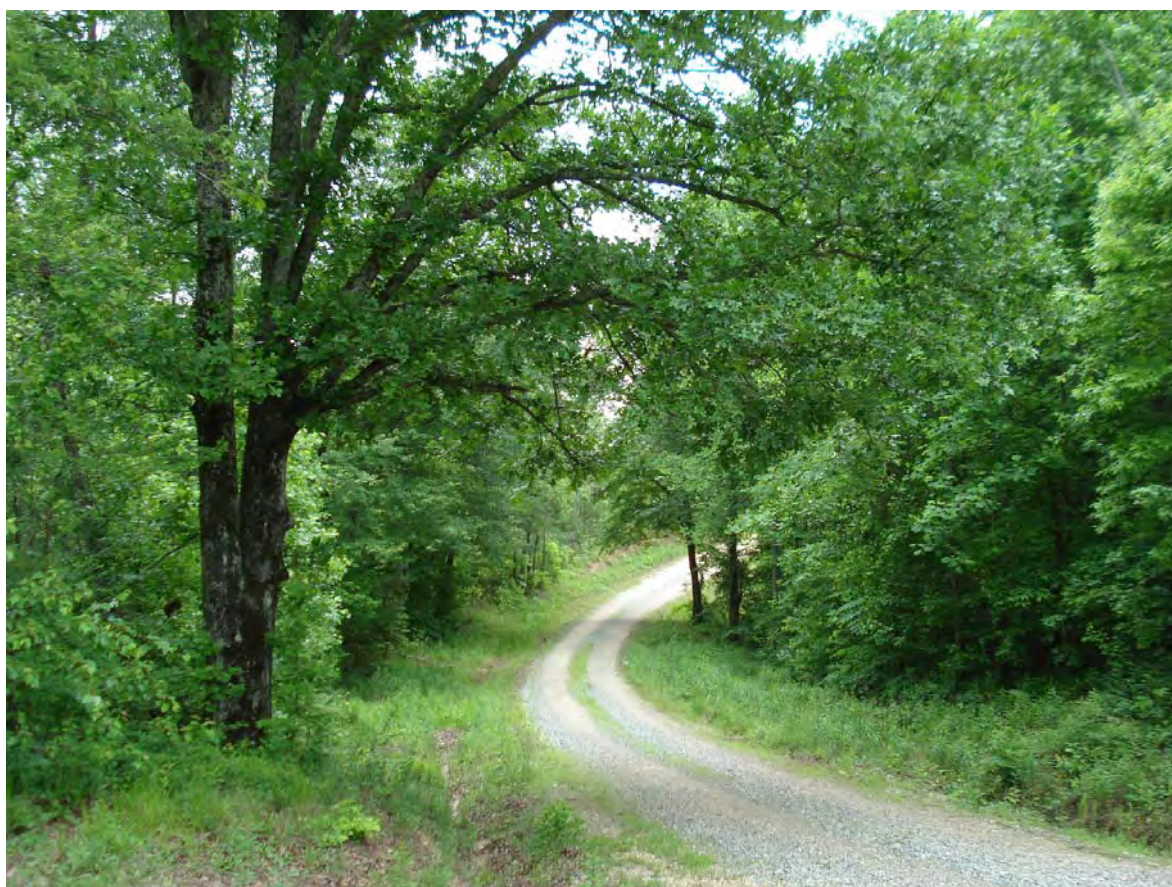
All distances and acres are estimates and should be independently verified



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



Frontage on a county gravel road



The south end of the property has $\frac{1}{4}$ mile frontage on this creek



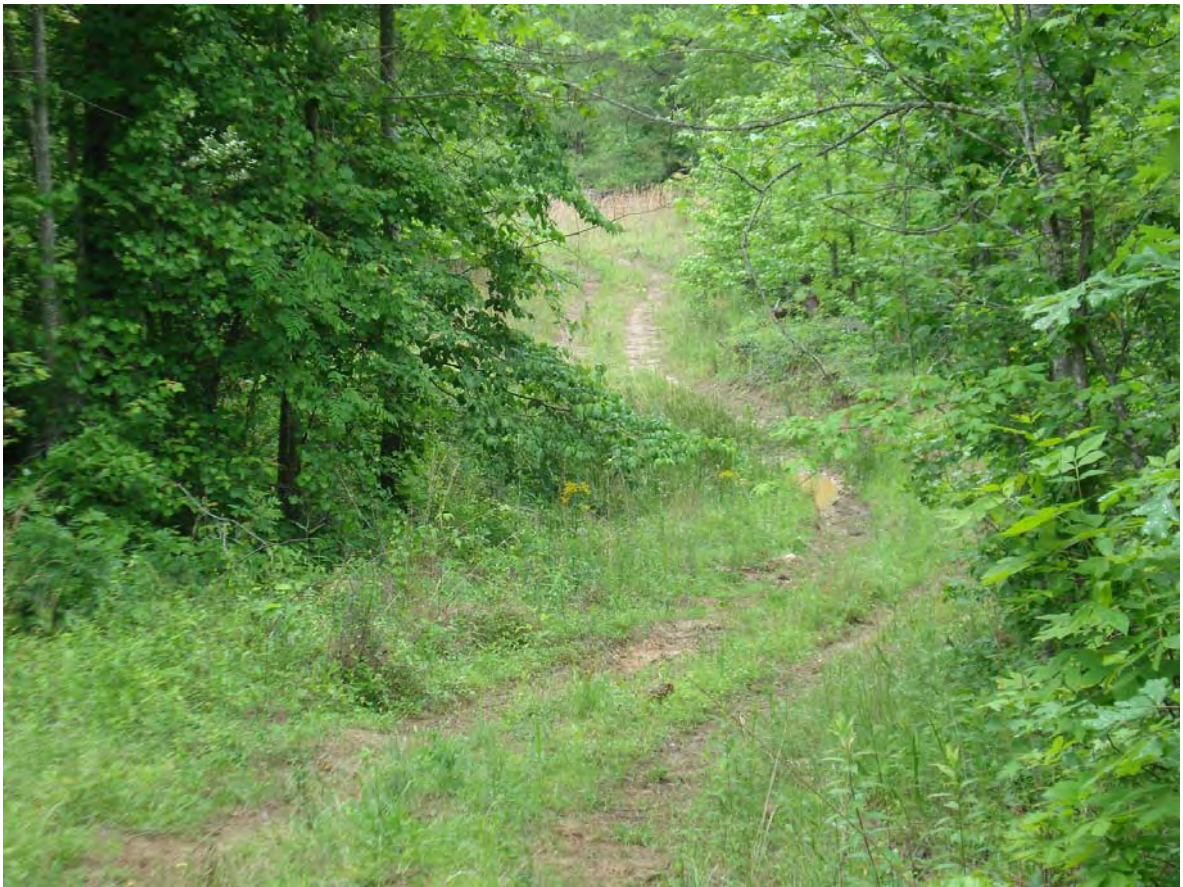
Another view of the creek on the south end of the property



A view of hardwood timber on the south end of the property



A monster White Oak (see the hat) in a hardwood bottom



A view of the road to the cemetery



The "Bowman" cemetery containing Civil War veteran burials



A view of the 'thinned' timber north of the county road



A good pine stand south of the cemetery



About 10 acres ready to disc & plant a wildlife food plot



Another view of about 40 total acres of clear cut