

Etowah Co., AL

SEE PHOTOS
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www.cypruspartners.com

Reference # 204

More info at
205-870-5455

Land For Sale
218 acres +/-
\$325,000

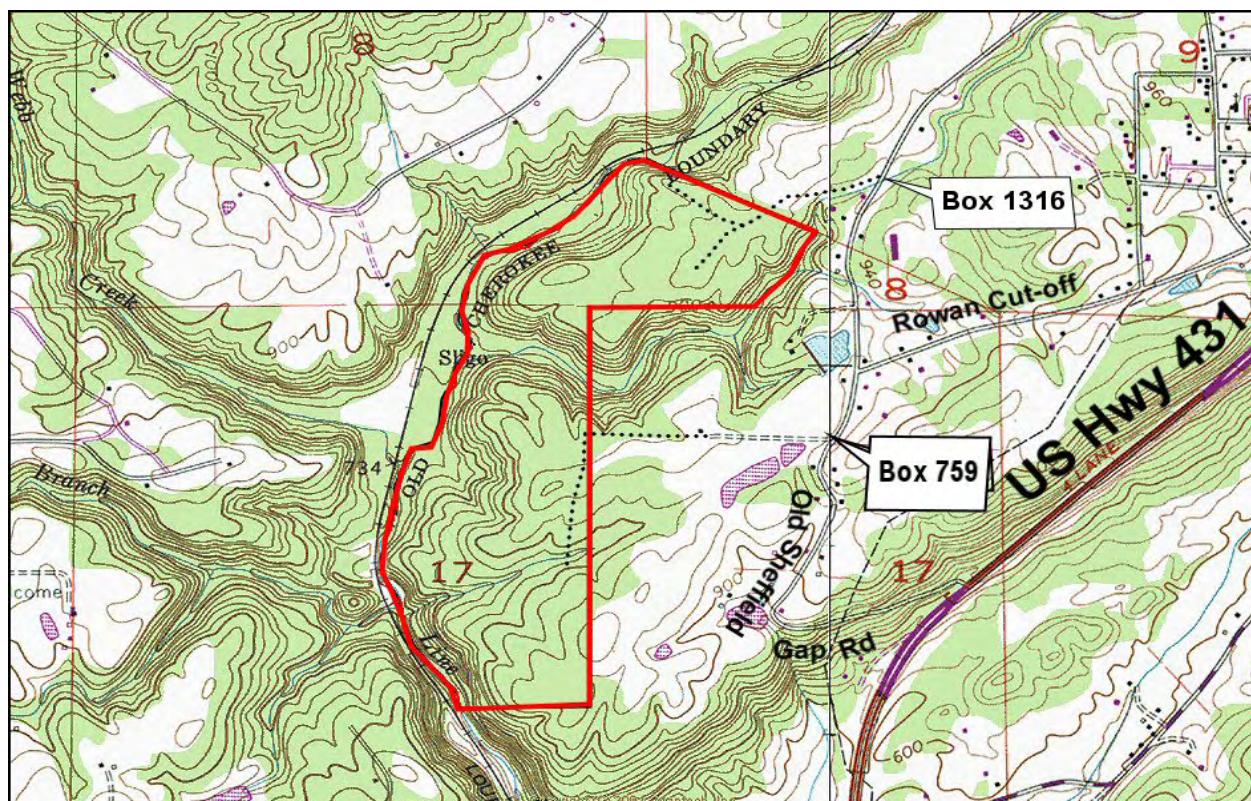
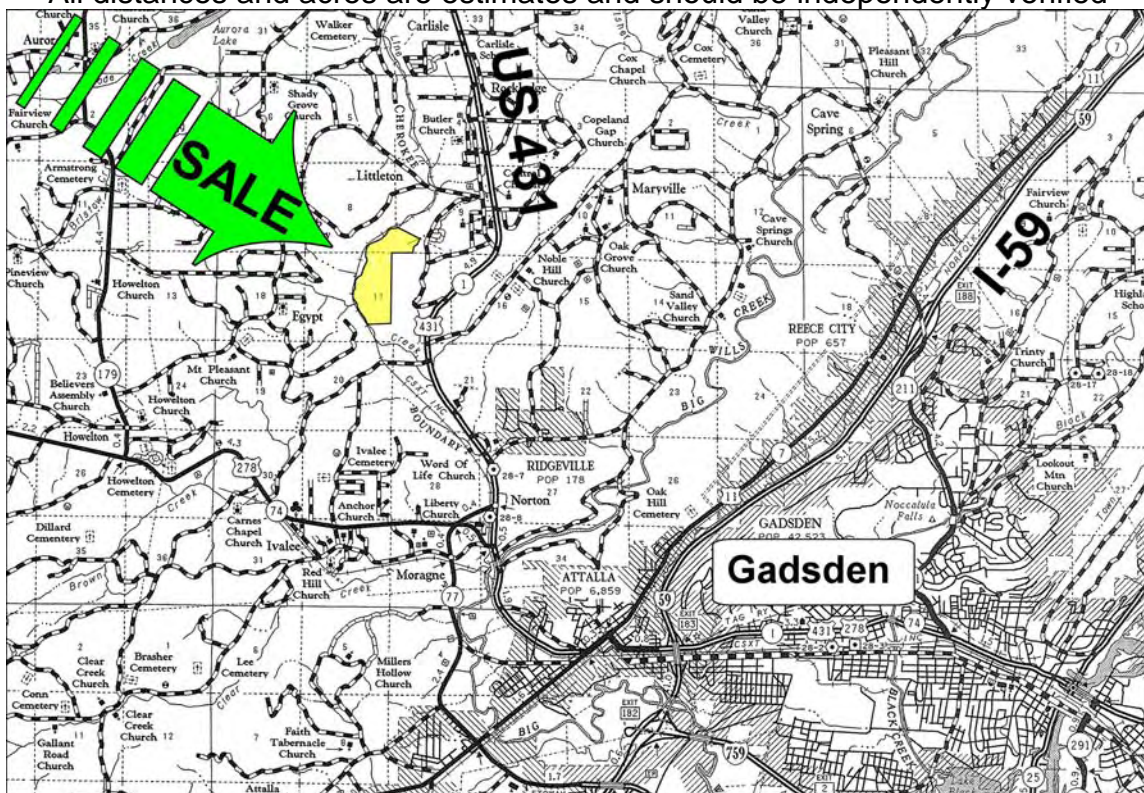
Exclusive Agent For Owner

CYPRUS
PARTNERS

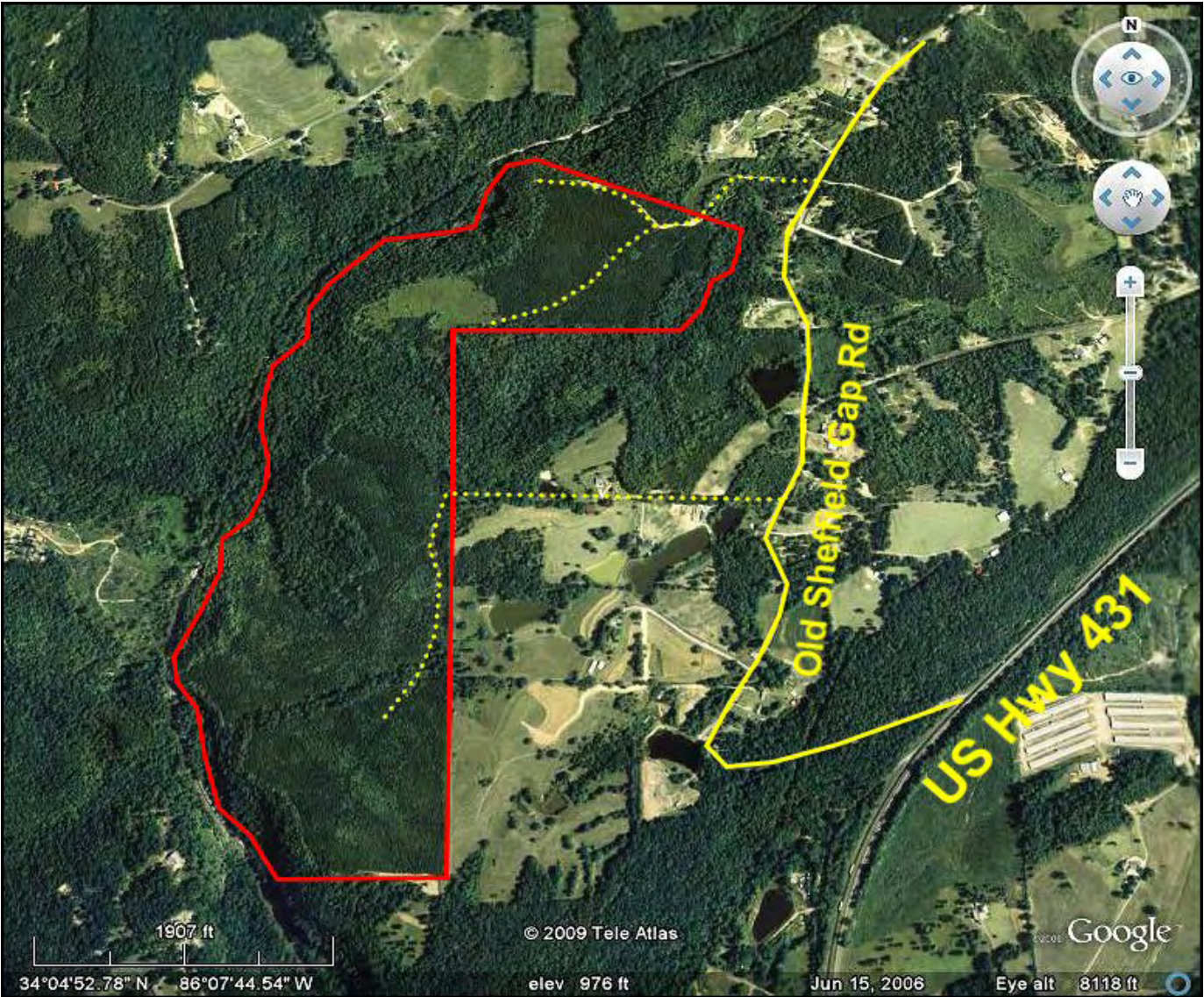
P O Box 590045
Homewood, AL 35259

- ⇒ Located about 15 minutes north of Gadsden, Alabama
- ⇒ Access roads are un-deeded private roads across adjoining landowners
- ⇒ Property has a creek crossing it, and about 1.3 miles on Line Creek
- ⇒ Excellent timber investment: about 106 acres of planted pine about 8 years old
- ⇒ Excellent hunting property. Hardwood timber on about 112 acres

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



View of Line Creek at the north end of property



View of bluff looking east from Line Creek



8 year old planted pines on south end of property



View of the south access road



View of natural timber on trail down to Line Creek



8 year old planted pines and north access road



Volunteer pines about 4 years old (open area on aerial photo)