

# Lamar Co., AL

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[www.cypruspartners.com](http://www.cypruspartners.com)

Reference # 454

More info at  
205-936-2160

## Land For Sale

### 224 acres +/-

### \$649,600

Exclusive Agent For Owner

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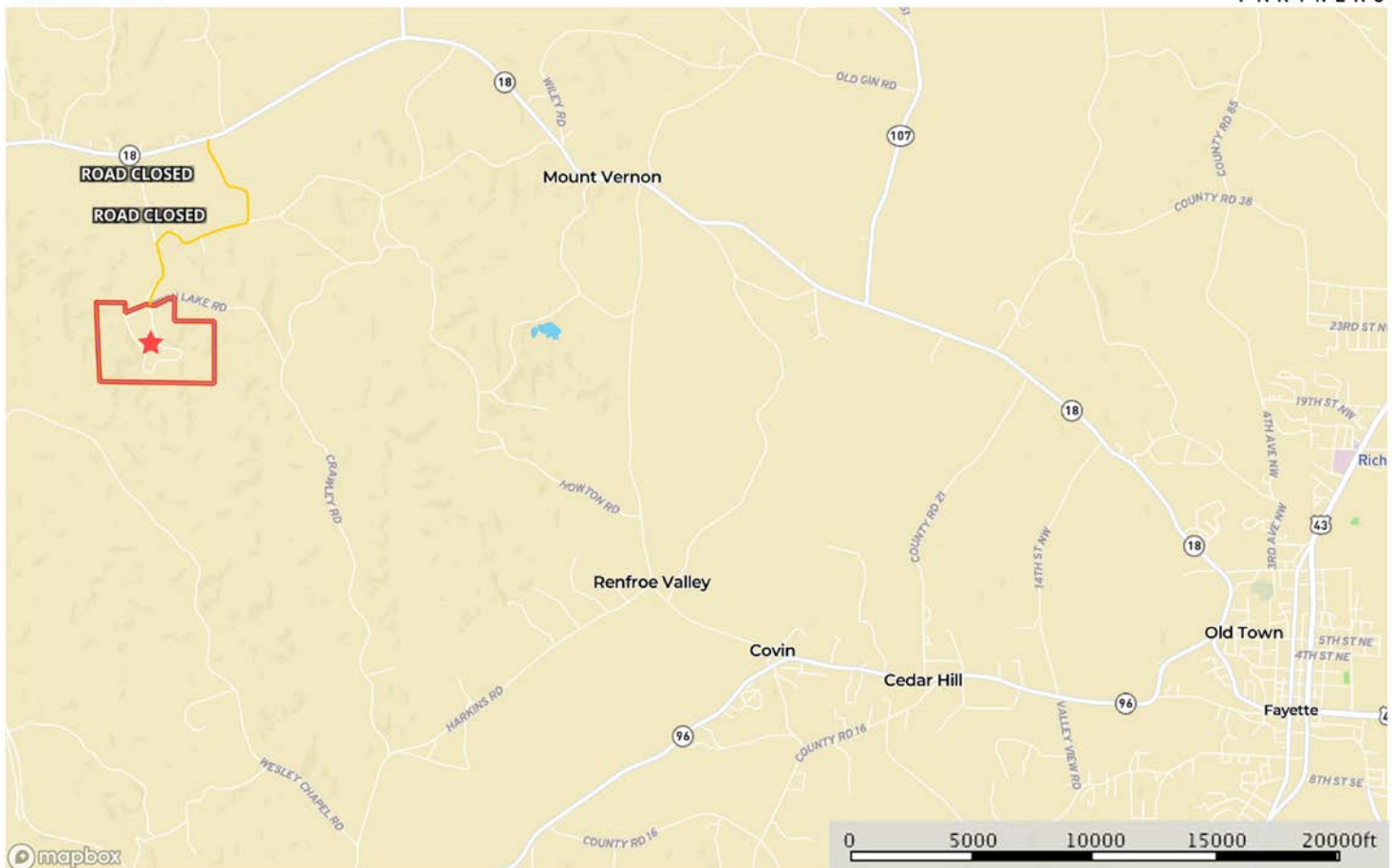
P O Box 590045  
Homewood, AL 35259

- Beautiful private lake & cabin. Very private –the county maintained road ends at the property & no other buildings can be seen from anywhere on the lake.
- Located about 8 miles northwest of the town of Fayette
- Beautiful 24 acre lake with 6,500 feet of shore line is surrounded by hills covered in mature hardwood forest
- A cabin sits on a beautiful lot that gently slopes to the water and a 65 foot pier with a 300 square foot deck at the end. There are several other places around the lake where homes could be built with easy lake access.
- The cabin was built in 1955 and is 1,170 square feet plus enclosed garage and screened-in porch. It is constructed of concrete block with a metal roof. It has 3 bedrooms, 2 full baths, kitchen (no appliances), wash room (no appliances) and fireplace. Water is from a well. It has not been lived in for a number of years
- Access to the property is through a locked gate at the county maintained gravel road. Use of the road past the gate is exclusive to the property owner
- The property is about 1 hour 45 min from Birmingham, 69 minutes from Tuscaloosa, 45 minutes from Hamilton and 1 hour from Jasper
- There are about 60 acres of planted longleaf pine about 2 years of age
- A recent title commitment is available on request.

All distances and acres are estimates and should be independently verified

map\_location\_buckhill  
Alabama, AC +/-

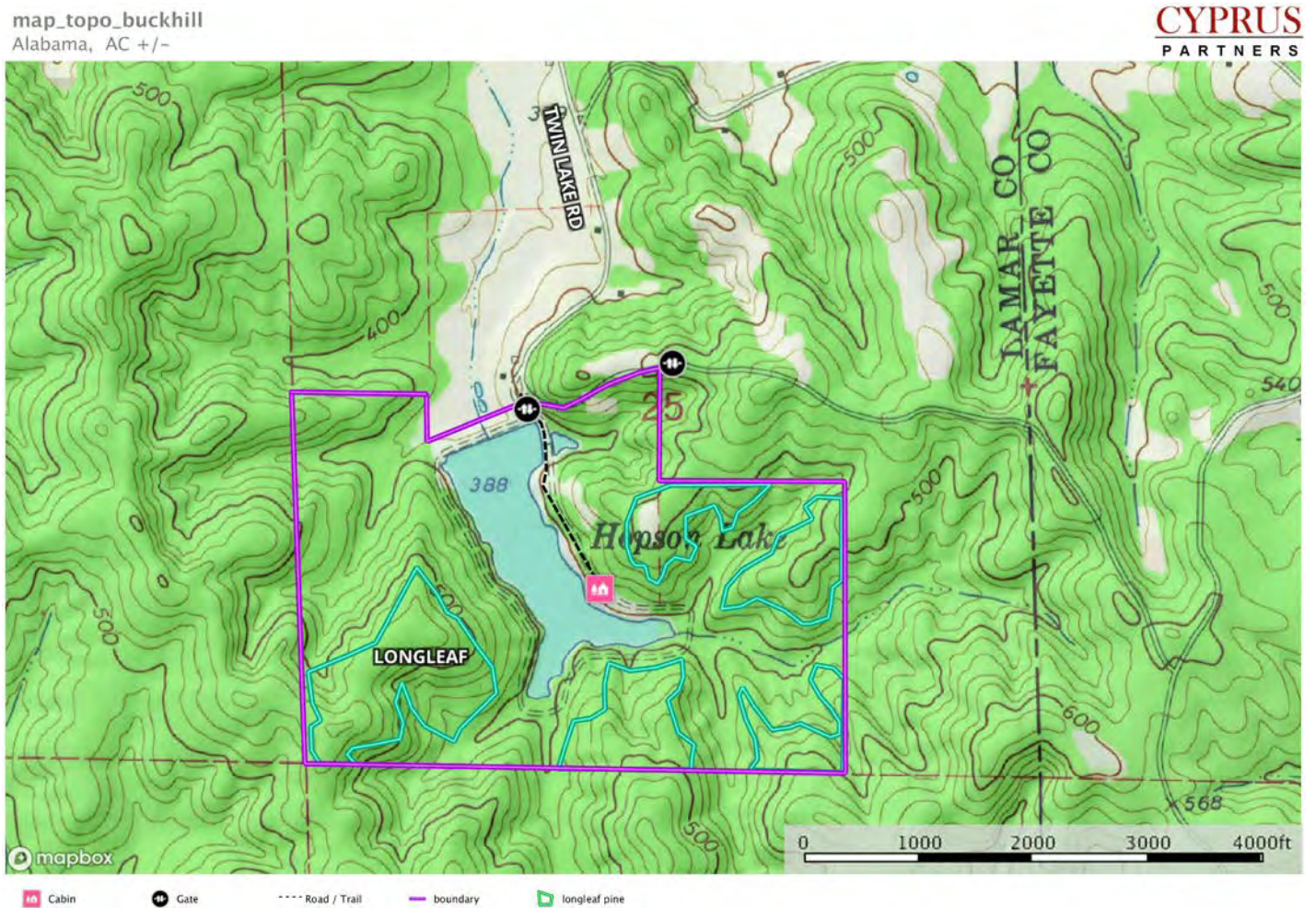
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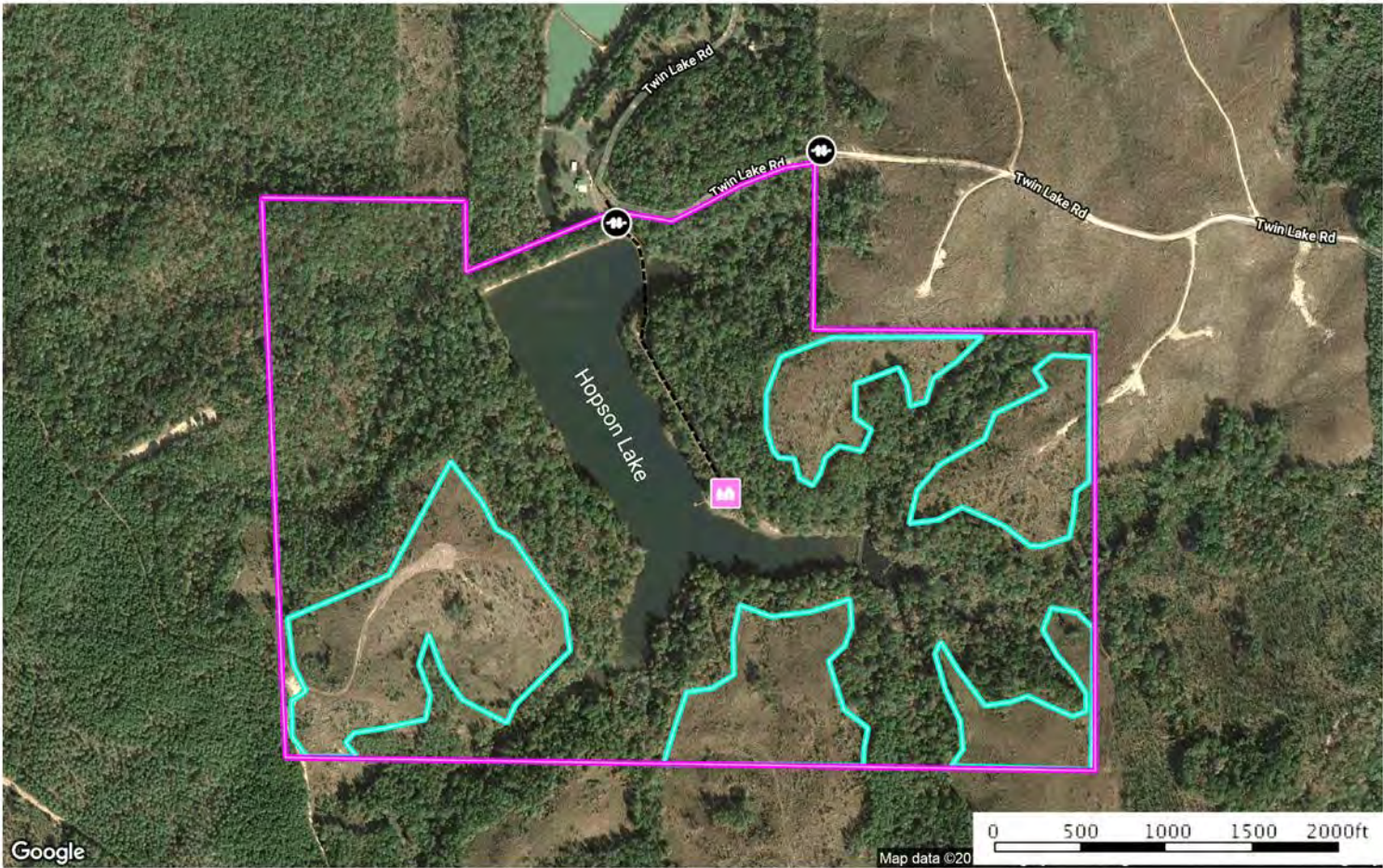
★ Property      — Primary Road      — boundary

From Tuscaloosa (69 minutes to the property): from the intersection of I-20/59 and I-359, take I-359 north 4.8 miles through downtown Tuscaloosa (turns into AL Hwy 69 North / U S Hwy 43 North), across the Warrior River bridge to U S Hwy 82 (McFarland Blvd). Take a left on U S Hwy 82 and go 1.0 miles. Take a right on U S Hwy 43 North and go 2.1 miles. Take a left onto AL Hwy 171 North and go 35.6 miles to the town of Fayette. Take a left onto AL Hwy 18 West and go 9.3 miles. Take a left onto Bobo Dr. and go 0.7 miles to a fork in the road, bear right, and continue another 1.0 miles on Bobo Dr / Twin Lakes Rd to the front gate (at the 2<sup>nd</sup> "Road Closed" sign). Look for the Cyprus Partners sign. You are welcome to look on your own but call the agent first to gain access through the locked gate (download the brochure from the web site and use the topo map and aerial photo as a guide). You can also set up an appointment with the agent which is required for access to the cabin. The front gate is located at Lat: 33° 43' 20.3" N.; Lon: 87° 57' 34.8" W.

From Hamilton (45 minutes to the property): from I-22 Exit 16 proceed south on U S Hwy 278 for 8.6 miles to the town of Guin. Take a slight left onto AL Hwy 107 South and go 19.1 miles to AL Hwy 18. Take a right and go 5.0 miles to Bobo Dr. Take a left onto Bobo Dr. and go 0.7 miles to a fork in the road, bear right, and continue another 1.0 miles on Bobo Dr / Twin Lakes Rd to the front gate (at the 2<sup>nd</sup> "Road Closed" sign). Look for the Cyprus Partners sign. You are welcome to look on your own but call the agent first to gain access through the locked gate (download the brochure from the web site and use the topo map and aerial photo as a guide). You can also set up an appointment with the agent which is required for access to the cabin. The front gate is located at Lat: 33° 43' 20.3" N.; Lon: 87° 57' 34.8" W.







Cabin Gate Road / Trail boundary longleaf pine

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