

Tuscaloosa Co., AL

SEE PHOTOS
ON WEB:

www.spencemaynor.land/riverfront

Reference #457

Contact Spence for info:
205-500-0437

LAND FOR SALE

**169 AC +/-
\$500,000**

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

RIVERFRONT HUNTING & REC LAND NEAR MOUNDVILLE

- Sweet recreational tract ideal for hunting, fishing, boating, camping, relaxation, get togethers, & more.
- Hunt and fish the river, oxbow lakes, ponds, waterholes, & cypress-tupelo-gum sloughs.
- Enjoy 600 feet of gently sloped river frontage and a large sandbar suitable for launching small boats.
- A big field beside the riverfront makes a great venue for hosting events, campouts, picnics, anything.
- 34-acre wooded slough provides a vast refuge where ducks like to congregate for roosting & loafing.
- Several large oxbow lakes provide an attractive landing zone for migrating waterfowl.
- The area is loaded with big bucks. Plenty of mast producing timber supports a huge white tail herd.
- Internal roads provide good access to all parts of the land.
- Pole barn with city water on-site.
- Located in Tuscaloosa County about a mile northeast of Moundville and a half mile northeast of AL 69 S.
- 13 miles to Skyland Blvd (US 11), 16 miles to Tuscaloosa, 23 miles to Greensboro, 27 miles to Eutaw, 68 miles to Birmingham.
- Land is less than a mile from Moundville Archaeological Park making it a great area to find Native American artifacts.

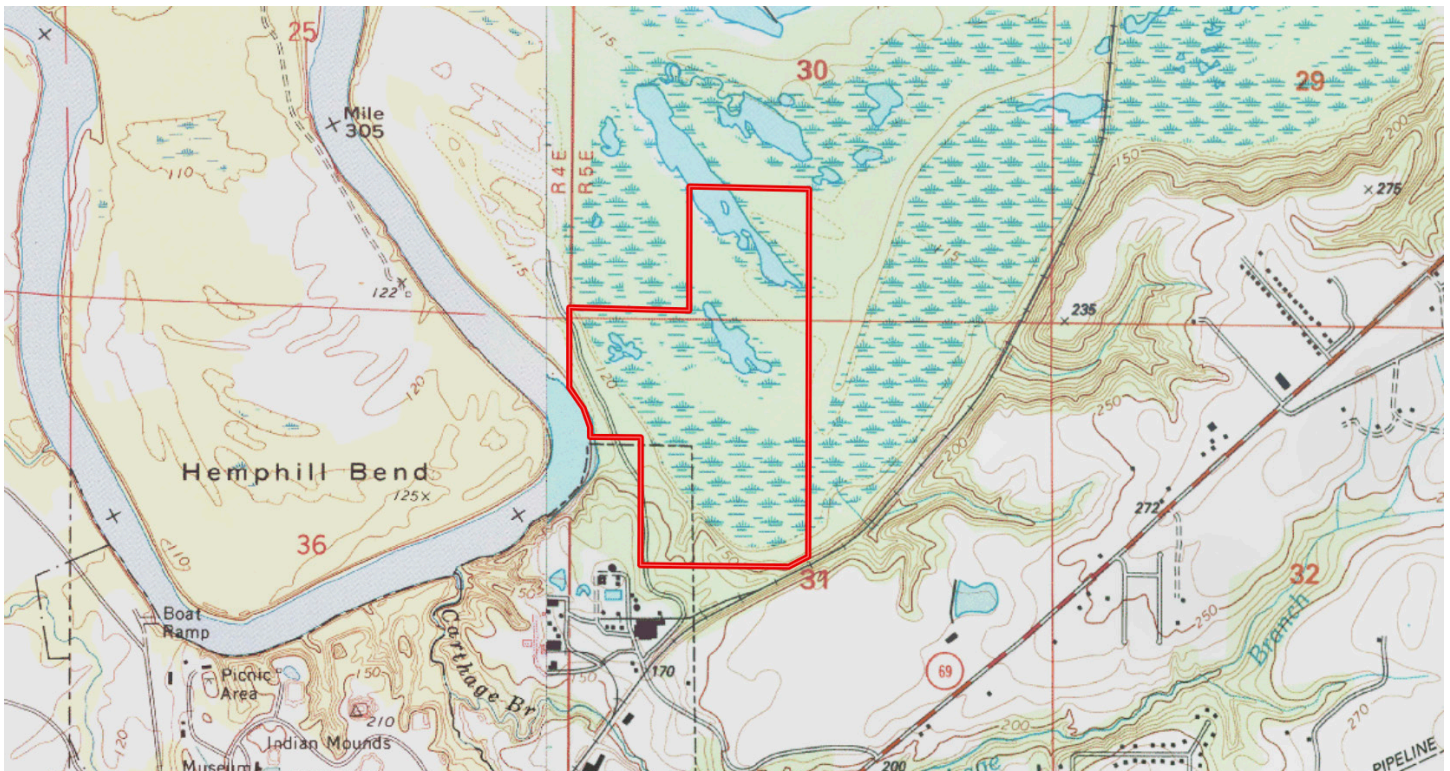
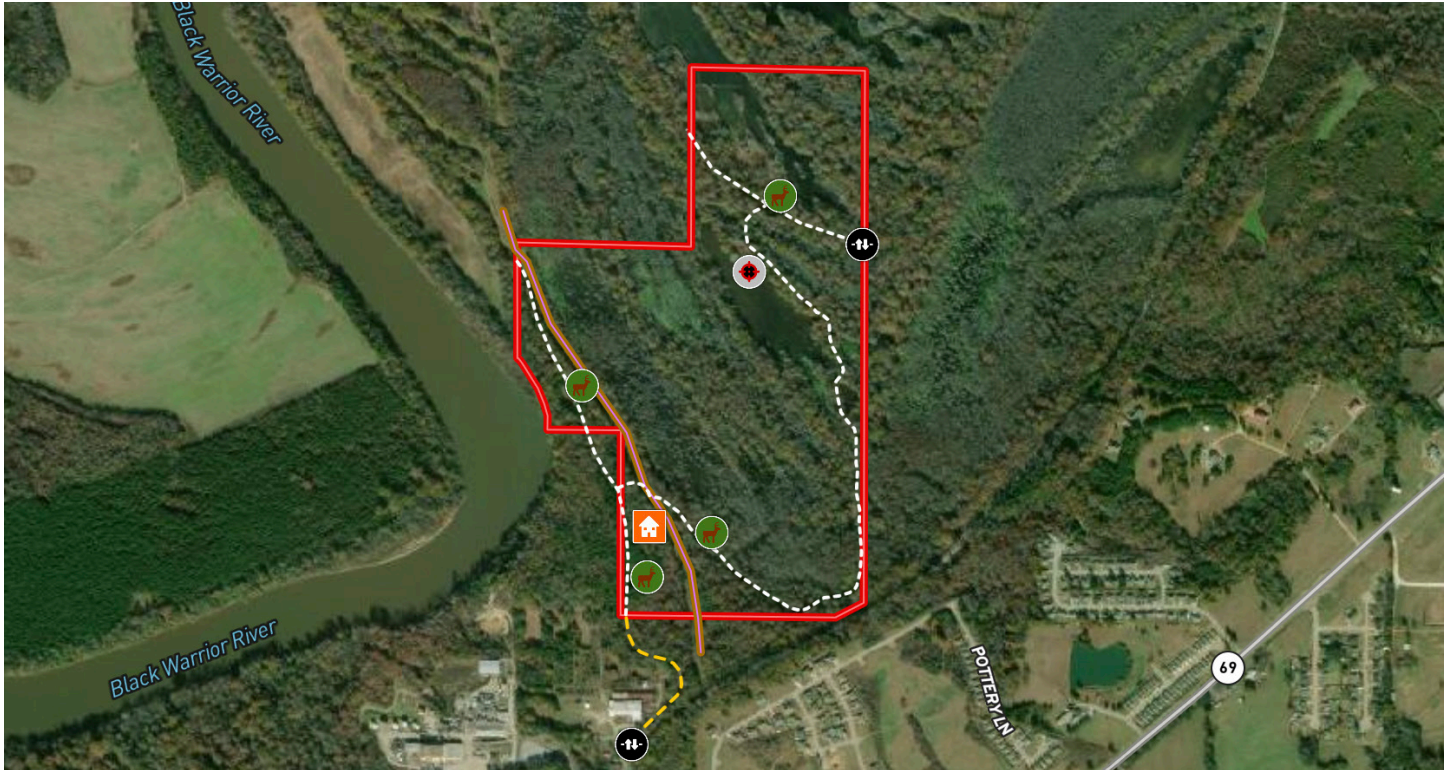


*All distances and acres are estimates and should be independently verified

DIRECTIONS

Property address: 12964 Cracker Asphalt Rd, Moundville, AL, 35474

1. From the intersection of Skyland Blvd (US 11) and AL 69 S head south on AL 69 S towards Moundville.
2. Continue straight on AL 69 S for 12.5 miles.
3. Turn right onto Cherokee Bend Drive (Cracker Asphalt Road).
4. Continue on Cherokee Bend Drive (Cracker Asphalt Road) for 0.6 miles.
5. Go over the railroad tracks and the gated access road is on your right.



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 make any representation or warranty as to its 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.