

DeKalb Co., AL

SEE PHOTOS
ON WEB:

[www.spencemaynor.land/
mentone](http://www.spencemaynor.land/mentone)

Reference #483

Contact Spence for info:
205-500-0437

LAND FOR SALE
(+/-) 120 AC
\$420,000

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

- Mentone homesite, hunting, and rec land with subdivision potential, situated on scenic Lookout Mountain it's 10 minutes to DeSoto State Park and 10 minutes to Mentone.
- It's 4 miles to Mentone, 5 miles to DeSoto State Park, 7 miles to Valley Head, and 13 miles to Ft. Payne.
- Direct road access via 320 ft frontage on County Road 630, a county maintained gravel road.
- Power service available at the county road and along the private road to southern boundary line.
- Laurel Creek crosses the SW corner for 250 ft. Three significant stream branches bisect the property for a total of about 4,000 ft. Two of the branch streams have lake site potential.
- Total (+/-) 11 AC in fields. There's one big "L" shaped field and four small fields.
- (+/-) 26 AC mature hardwood forest. (+/-) 65 AC semi-mature regenerated woodland.
- Terrain is level to rolling.
- This property is suitable for Homesite, Subdivision, Residential, Agriculture, Hunting, and Recreation.



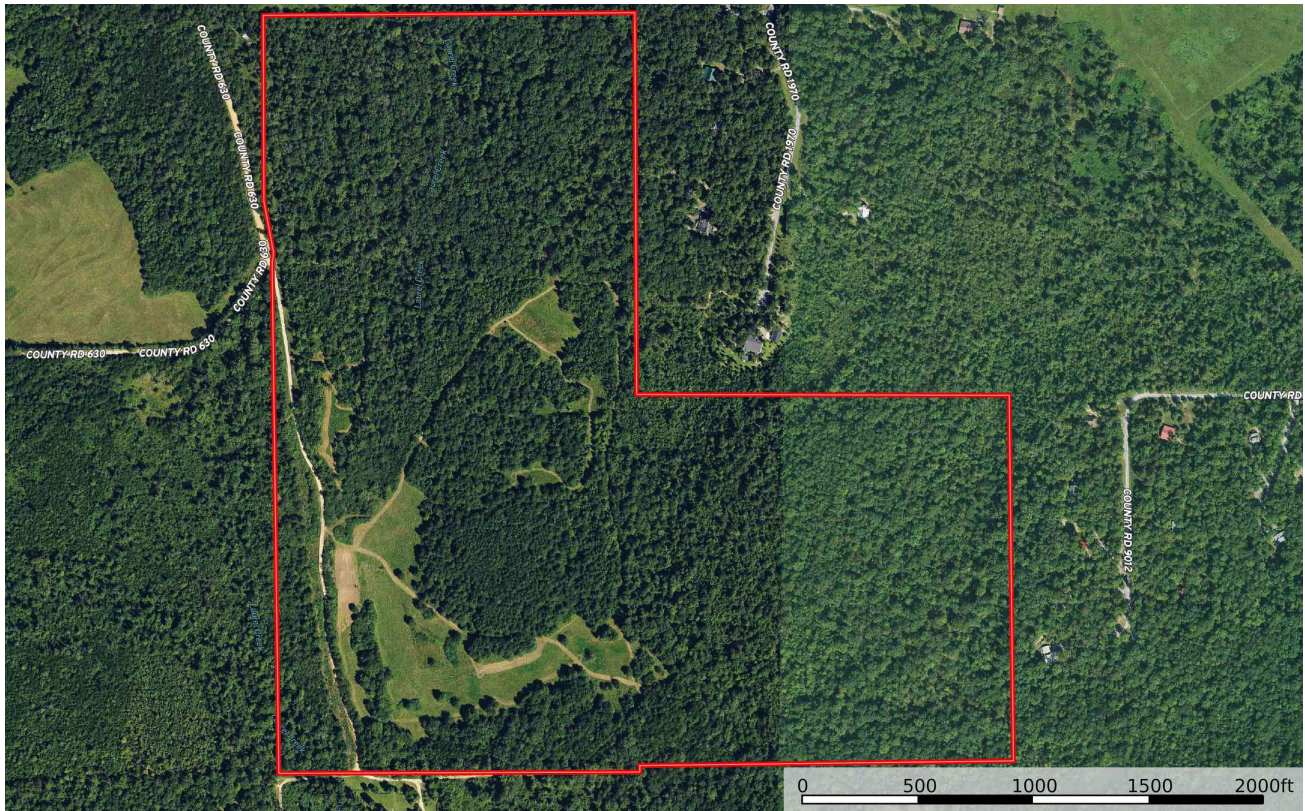
*All distances and acres are estimates and should be independently verified

CLOSEST ADDRESS: 1186 Co Rd 630, Mentone, AL, 35984.

Put this address into your navigation system of choice and it will take you to the property.

Note: Cell service is spotty in this area so set your navigation before you head up the mountain.

COORDINATES LOCATION - PRIMARY ACCESS POINT: 34.5352, -85.5693



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.