

Etowah Co., AL

SEE PHOTOS
ON WEB:

www.spencemaynor.land/lakefront

Reference #486

Contact Spence for info:
205-500-0437

LAND FOR SALE

128 AC +/- \$256,000

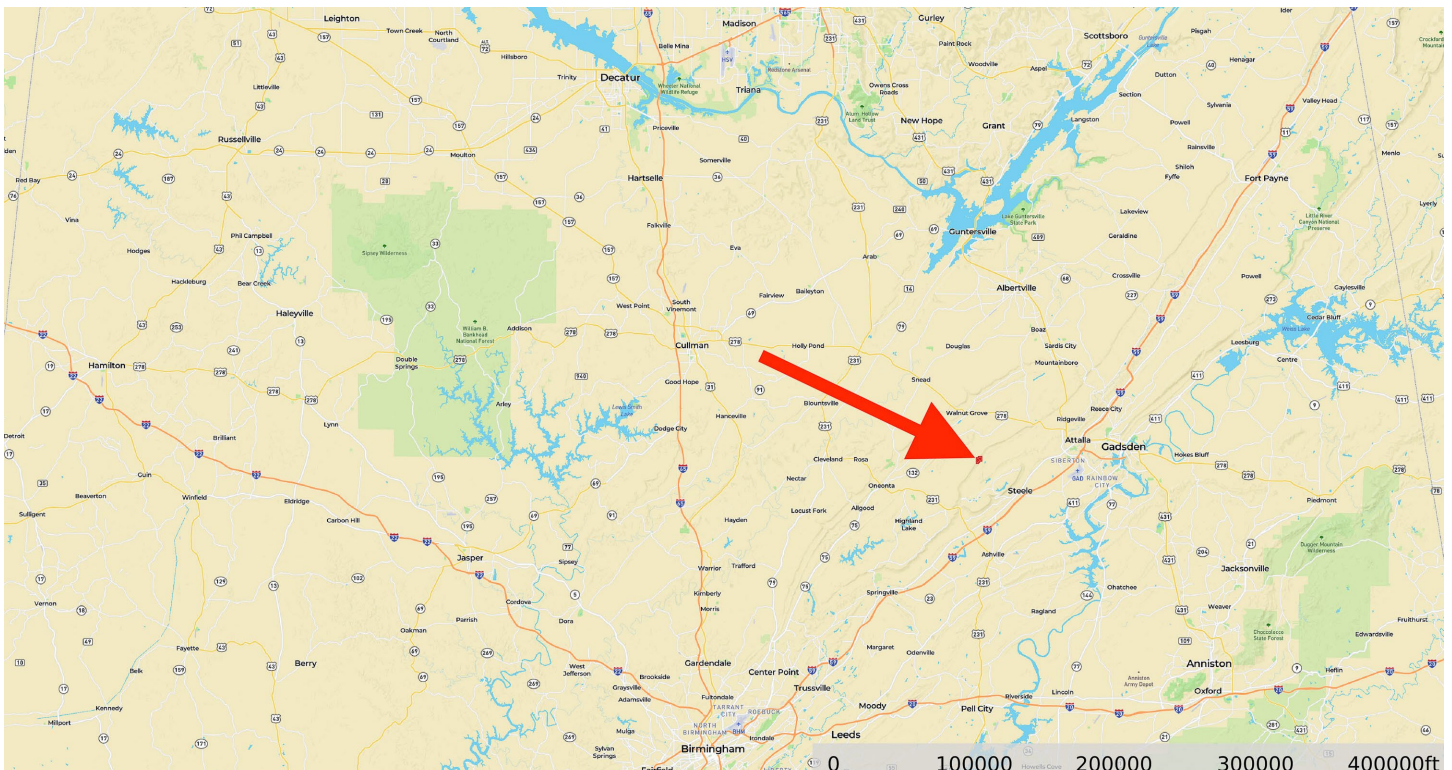
Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

CRAZY BEAUTIFUL! LAKEFRONT, WATERFRONT, HUNTING, RECREATION LAND FOR SALE IN ALABAMA.

- + 250 foot lakefront, waterfront on 56 acre lake.
- + Road access via easement from Buzzard Rock Rd, Conservation Lake Rd, Altoona, AL, 35952.
- + Located in Etowah County near Altoona, Gallant, Steele, Oneonta, Gadsden.
- + No Restrictions, Covenants, HOA.
- + Not in floodplain.
- + Power available along easement from Buzzard Rock Rd.
- + Natural forest with some old growth.
- + Terrain is Scenic with Rock Outcrops, Boulders, Cliffs, Caves, Arches, Loaded with every type of rock formation.
- + Points Of Interest: Buzzard Rock, Elevation: 1,332 ft (situated within property boundary), Gilland Gap, Little Canoe Creek, Yellow Bluff, Horse Pens 40.
- + Enjoy incredible views from Buzzard rock [highest point in Etowah County], Camp, Boat, Fish, Hunt, ATV, Rock Climb, Hike, Clear Brush, Build A Cabin, Make Internal Road, Explore.

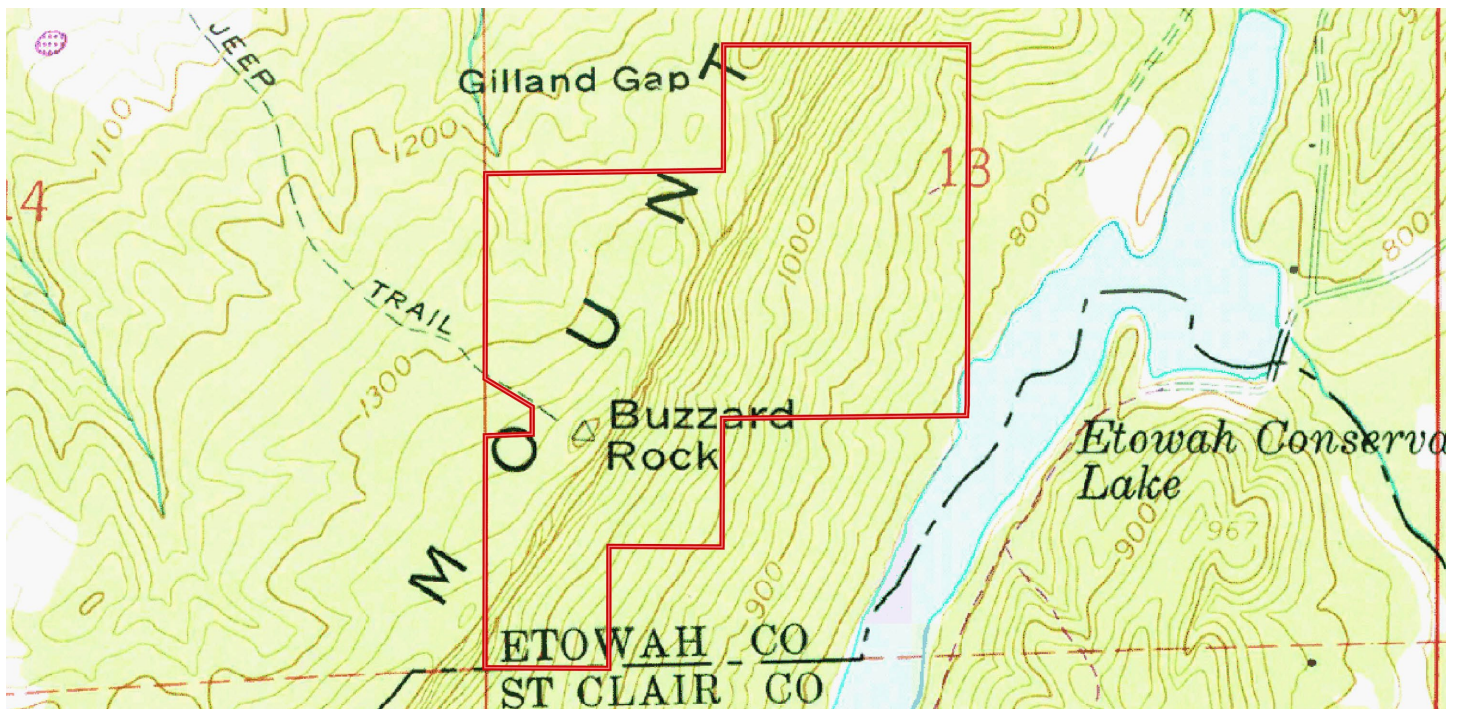
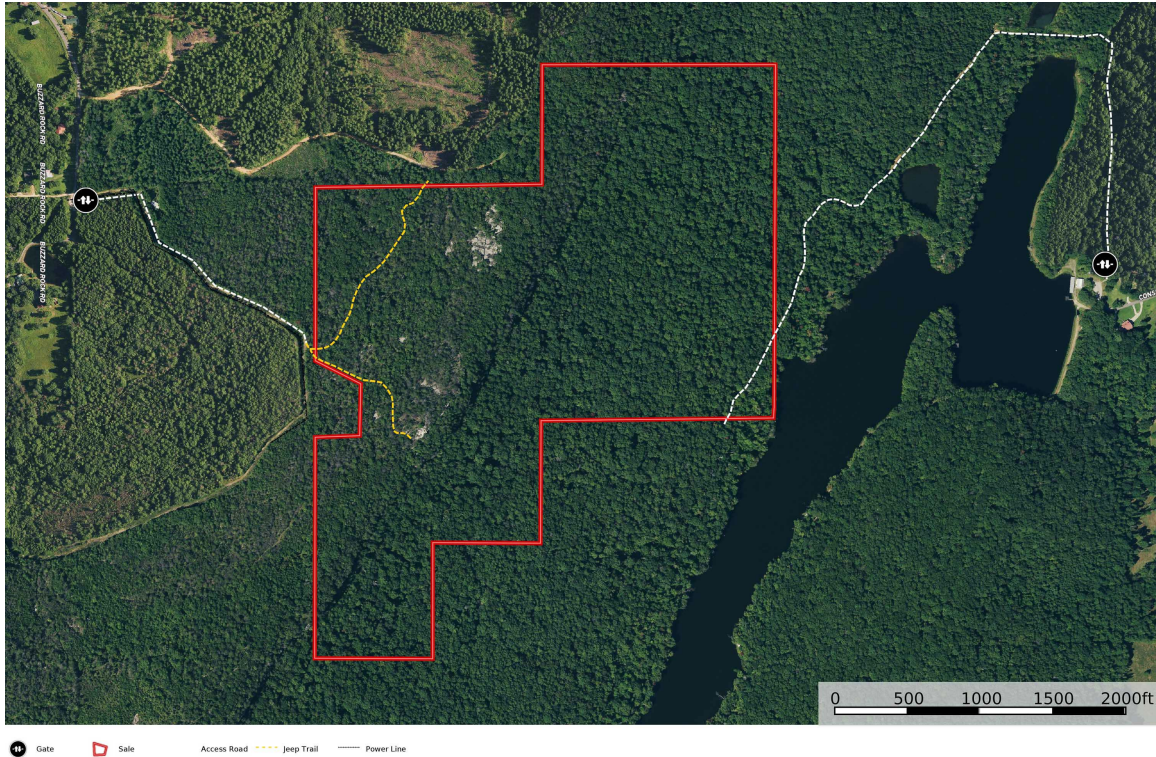


*All distances and acres are estimates and should be independently verified

APPROXIMATE ADDRESS: 1625 Buzzard Rock Rd, Altoona, AL, 35952

DIRECTIONS: From I-59 Exit #166 it's 18 miles to the destination.

1. Head northwest on US-231 N toward Blunt Dr [8.3 mi]
2. Turn right onto Robin Hill Rd [2.3 mi]
3. Turn right onto Airport Rd [3.5 mi]
4. Continue onto Warrior Valley Rd [2.2 mi]
5. Turn right onto Buzzard Rock Rd [0.7 mi]
6. Bear right at Dee Nix Rd to continue on Buzzard Rock Rd. [1.0 mi]
7. Turn left at the end of Buzzard Rock Rd. and stop at the red gate.
8. Beyond the red gate is ROW to the property. [0.5 mi]
9. The property will be on your left.



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.