

Tuscaloosa Co., AL

SEE PHOTOS
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www.spencemaynor.land/valuable

Reference #494

Contact Agent: Spence Maynor

205-500-0437

LAND FOR SALE

48 AC (+/-)

\$133,500

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

Market Area: Fayette, Tuscaloosa

Municipality: Not in city limits

Survey: No

Floodplain: No

Subdivision: No

Zoning: No

HOA: No

School District: Tuscaloosa County

Road Access: 2,150 ft on AL Hwy 171; 1,380 ft on Sullivan Tittle Dr (dirt, county); 600 ft on Jerry Guin Loop. (dirt, county)

Utilities: Pwr, Wtr, Tel

Waterfront: Stream

Easements: Public dirt road ROW through SW corner for 290 ft. Utility ROW along Hwy 171.

Restrictions: No

Buildings: No

Improvements: Planted pine

Soils: Class 2 capability average - suitable for intense farming, soils may be used for cultivated crops.

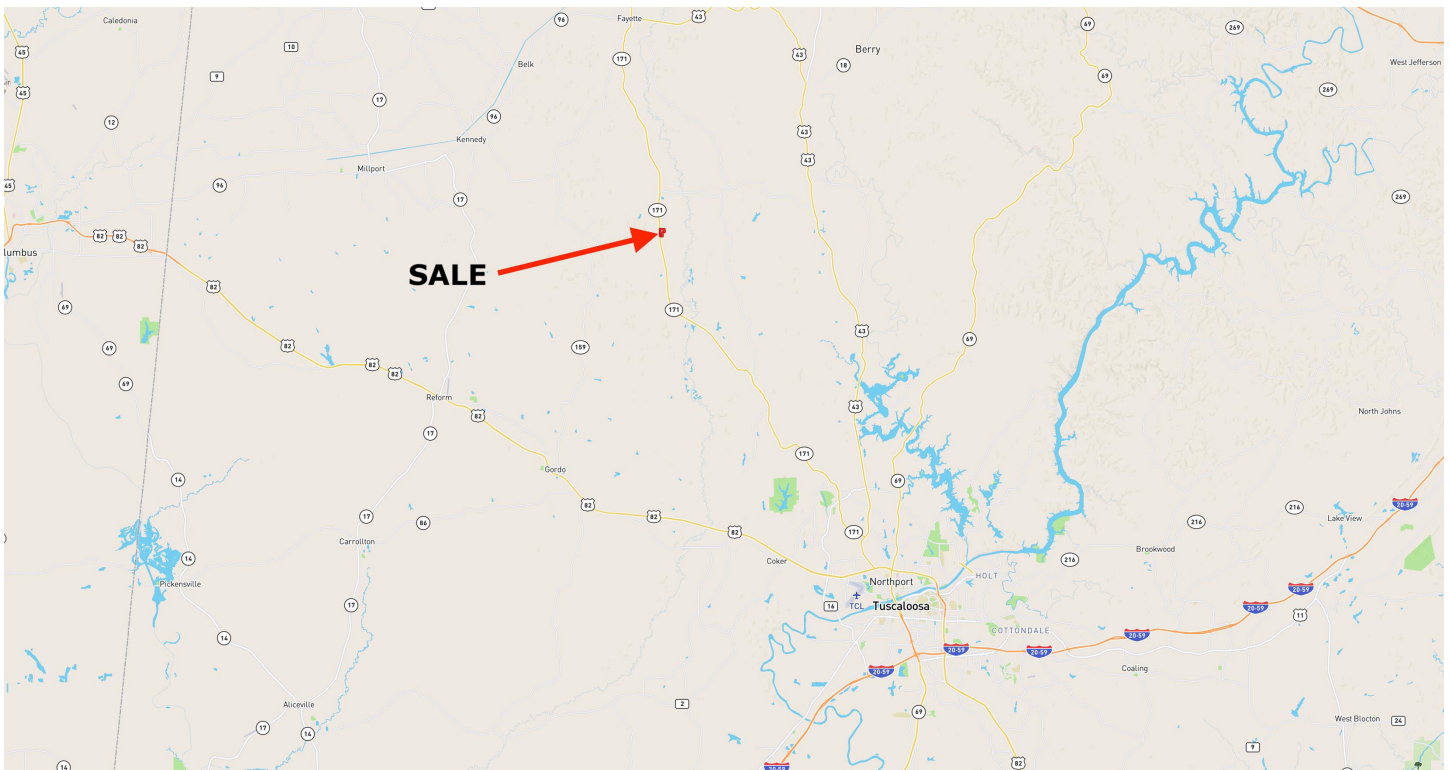
Timber: 32 acres planted pine, 7 acres hardwood

Terrain: Level, 20 ft elevation change

Current Use: Timberland

Proposed Use: Residential, Commercial, AG, Timberland, Hunting, Recreation.

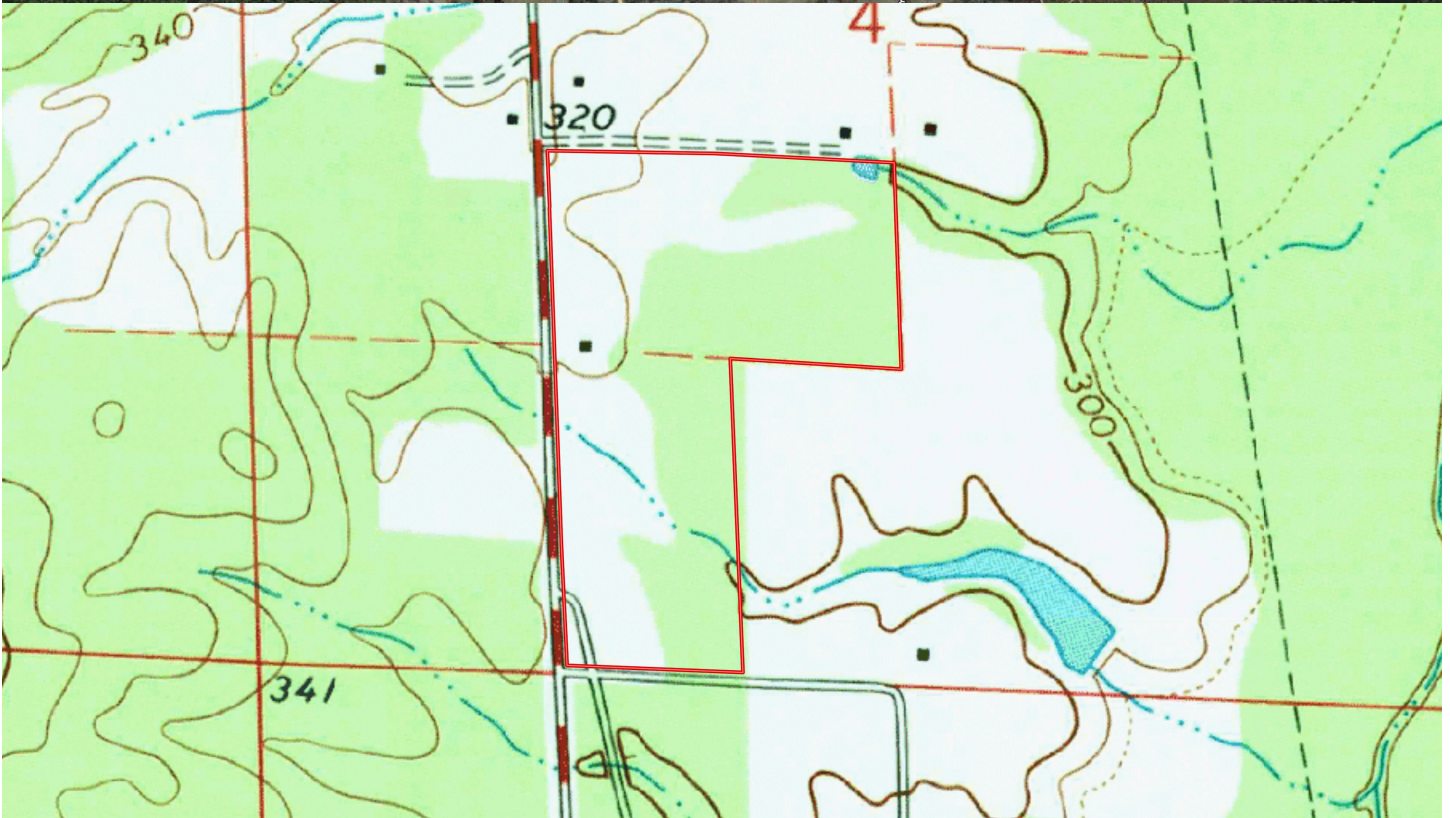
Surrounding Area: Rural, Residential, Commercial, AG, Timberland, Hunting, Recreation. It's 16 miles to Walmart, on Highway 171, north of Fayette.



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

Directions: The property is located 28 miles northwest of Tuscaloosa. It's a 35 minute, all highway, commute to downtown Tuscaloosa under normal traffic conditions.

1. Take McFarland Boulevard to US-43 N [2 mi]
2. Turn left onto AL Highway 171 N [23 mi]
3. Property is on on the east side of Highway 171, between Jerry Guin Loop and Sullivan Tittle Drive.



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.