

# Tuscaloosa Co., AL

SEE PHOTOS  
ON WEB:

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

Reference #495

Contact Spence for info:  
205-500-0437

## LAND FOR SALE

### 49 AC (+/-) \$96,000

Exclusive Agent for owner:

**CYPRUS**  
PARTNERS

P O Box 43633  
Birmingham, AL 35243

Market Area: Fayette, Tuscaloosa.

Municipality: Not in city limits.

School District: Tuscaloosa County.

Survey: No

Zoning: No

Road Access: Frontage on Hughes Rd (dirt, county road).

Utilities: Power, Public Water, Telephone.

Waterfront: No

Easements: Utility ROW across the NW corner.

Restrictions: No

Buildings: No

Improvements: Planted Pine.

Timber: 14.5 acres planted pine, pre-merchantable; balance of acreage is clearcut.

Terrain: Level to gently sloping, 20 ft elevation change.

Soils: Class 3.1 capability average - 29 acres suitable for intense farming, soils may be used for cultivated crops, 20 acres suitable for intense grazing. 24 acres in floodplain could be converted to pasture.

Hunting: Property backs up to lots of undeveloped acreage around the Sipsey River and its floodplain, this fertile area supports a massive wildlife population.

Current Use: Vacant, Timberland.

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

Surrounding Area: Residential, Commercial, AG, Timberland, Sipsey River.



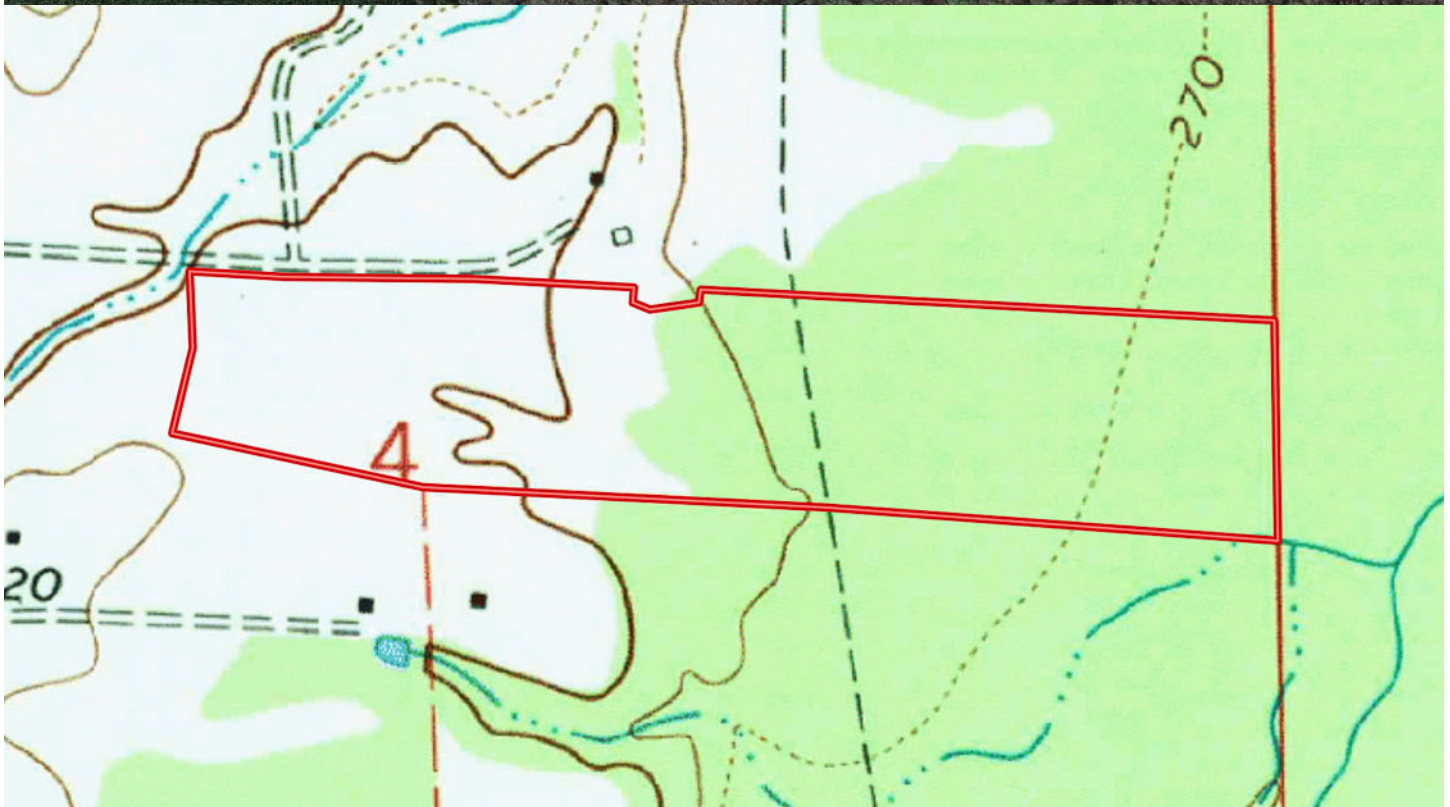
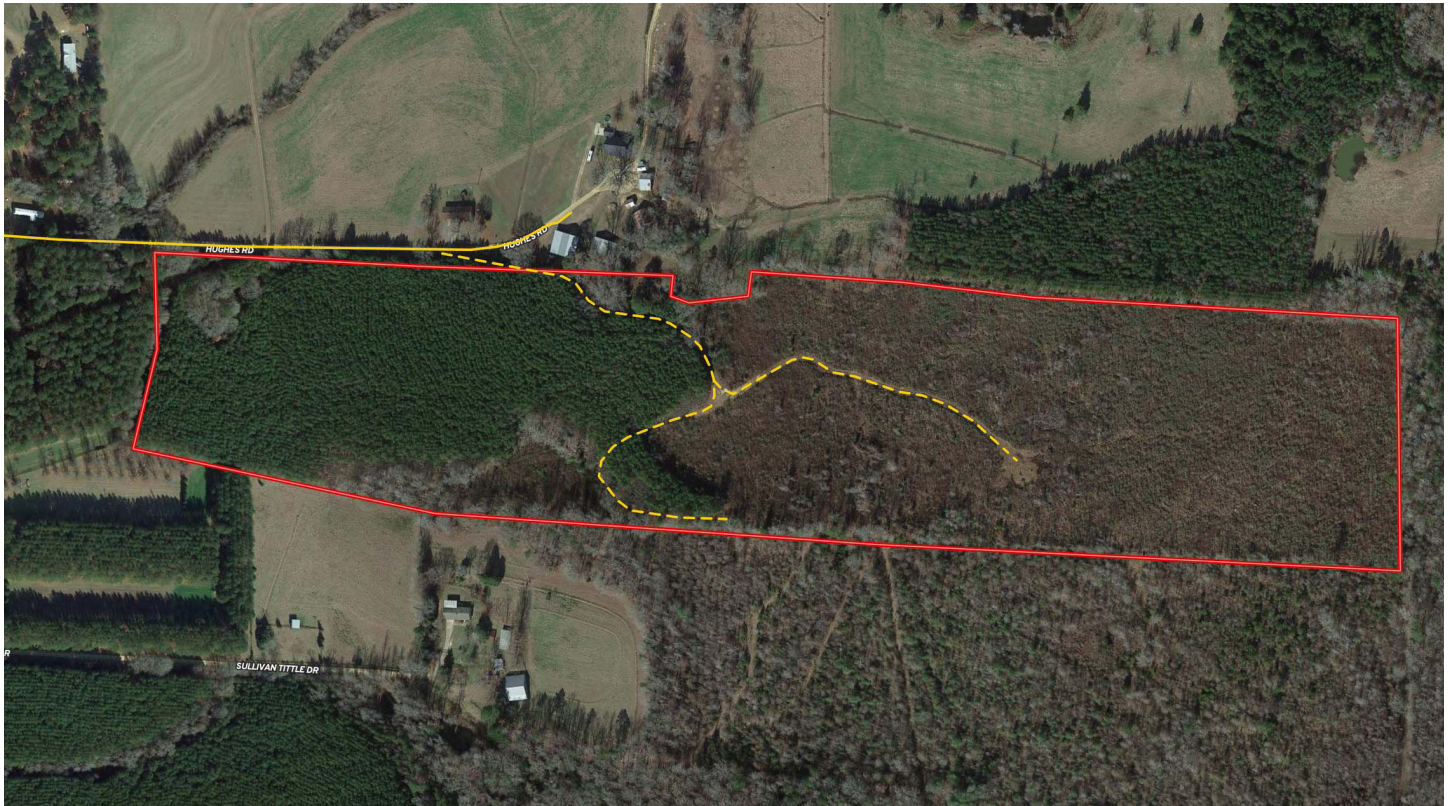
\*All distances and acres are estimates and should be independently verified



**Directions:** From downtown Tuscaloosa it's 28 miles (35 minutes) to the property.

**Coordinates:** 33.517594, -87.798257

1. Take McFarland Boulevard to US-43 N (2 mi)
2. Turn left onto AL Highway 171 N (23.1 mi)
3. Turn right onto Hughes Road.
4. Property is on the 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.