

# Jackson Co., AL

**SEE PHOTOS**  
www.cypruspartners.com

Reference # 509

More info at  
256-527-4050  
Agent: Colin Bagwell

## Land For Sale

**38 acres**  
**\$150,000**

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

- Located in north Jackson County, about 45 minutes from either Huntsville or Scottsboro
- 3,900 feet of paved frontage on paved Jackson County Road 3
- All boundary lines are marked
- The property has excellent hunting and is surrounded by excellent deer habitat
- Three ladder stands (28 feet, 12 feet and 16 feet tall) stay with the land
- The property is forested with a mature stand of hardwood
- Factory built camper, (28 by eight feet long) sleeps six, is carpeted, and covered by a 20' by 30' roof
- The bathroom has shower/tub, commode and sink
- Camper has air conditioning, water pump and water tank, gas water heater, kitchen sink, gas stove, new electric refrigerator, garage, and a 10' by 16' porch
- The electricity is provided by North Alabama Electric
- The septic tank, (Turnip Tank) with French drain made with rocks surrounding the tank
- Sleeping arrangements are queen bed, two bunk beds, and a table/bed
- Items that stay include the green lights on the porch, two gas bottles, a battery, a rake and small trailer (needs tires), and lumber for garage extension.

*All distances, acres & boundary line flagging are estimates and should be independently verified*

### Driving Instructions

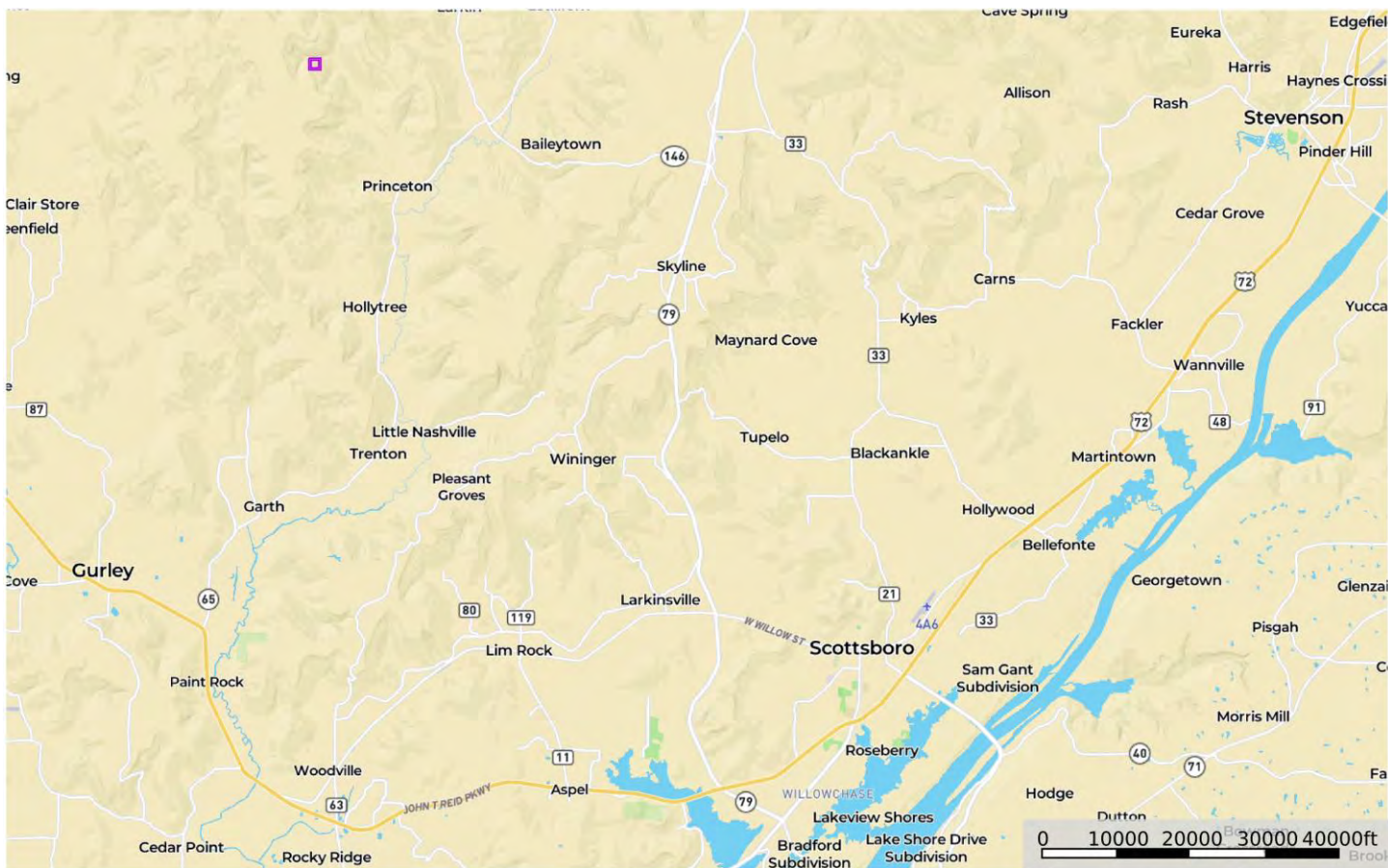
From the intersection of AL Hwy 35 and U S Hwy 72 in Scottsboro (45 minutes to the property)

Head west on U S Hwy 72 towards Huntsville and go 5.6 miles. Take a right on AL Hwy 79 and go 16.9 miles. Take a left on AL Hwy 146 and go 6.3 miles. Take a left on AL Hwy 65 and go 3.1 miles to the town of Princeton. Take a right on Co Rd 3 and go 0.6 miles to the west line of the property. The property fronts on Co Rd 3 for 3,900 feet. You are welcome to look on your own (download the brochure from the web site to print out the maps and take with you), or call the agent, Colin Bagwell, 256-527-4050, to arrange a tour or for more info.

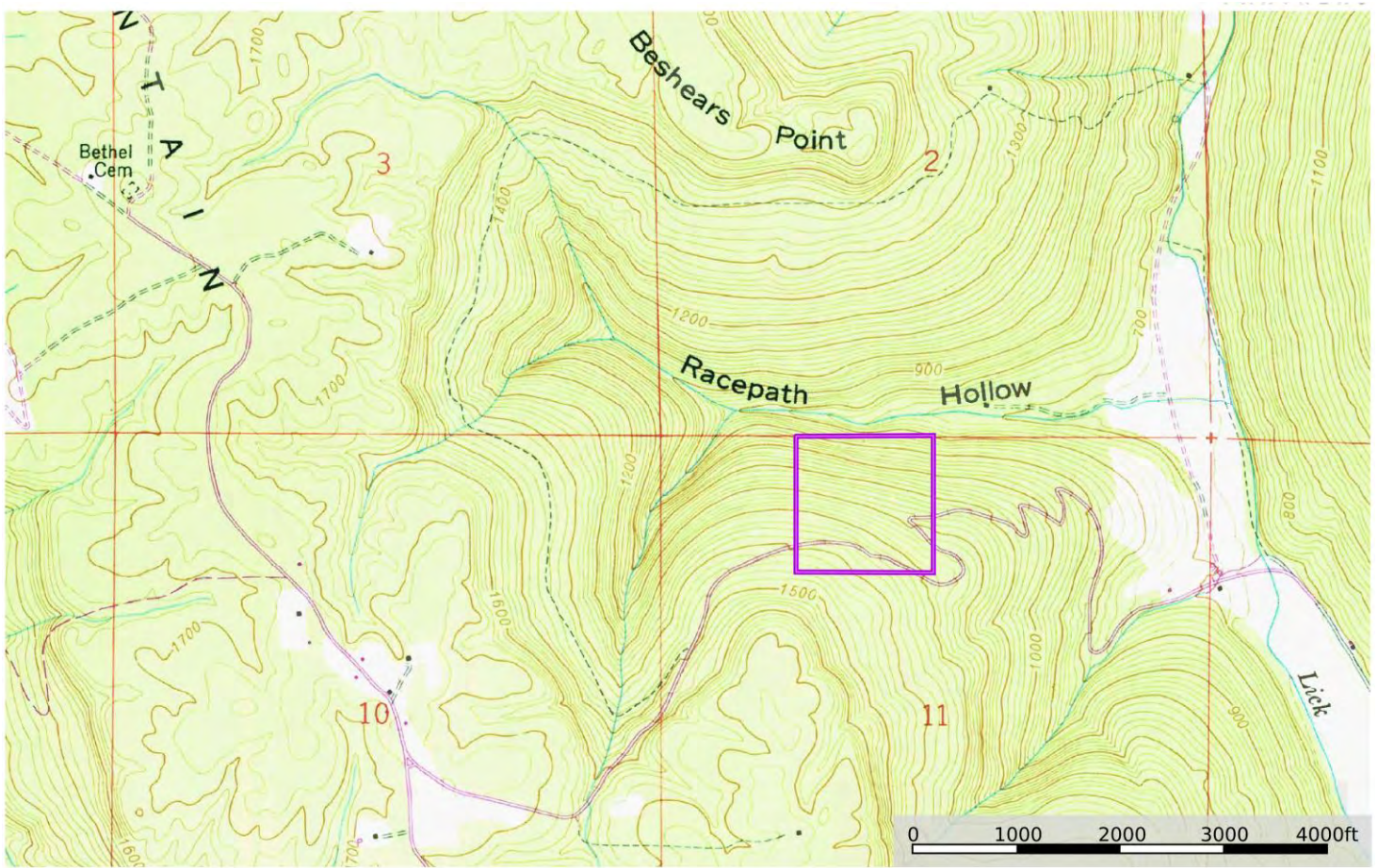
### Notice

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 makes any representation or warranty as to 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, and fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

# Location Map



# Topographic Map





# Aerial Photo

