



1519 Acres - Jackson County

\$3,417,750.00

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Jackson Co., AL

SEE PHOTOS
BELOW!

www.cypruspartners.com

Reference # 300

More info at
205-533-1513

Land For Sale
1,519 acres +/-
\$3,417,750

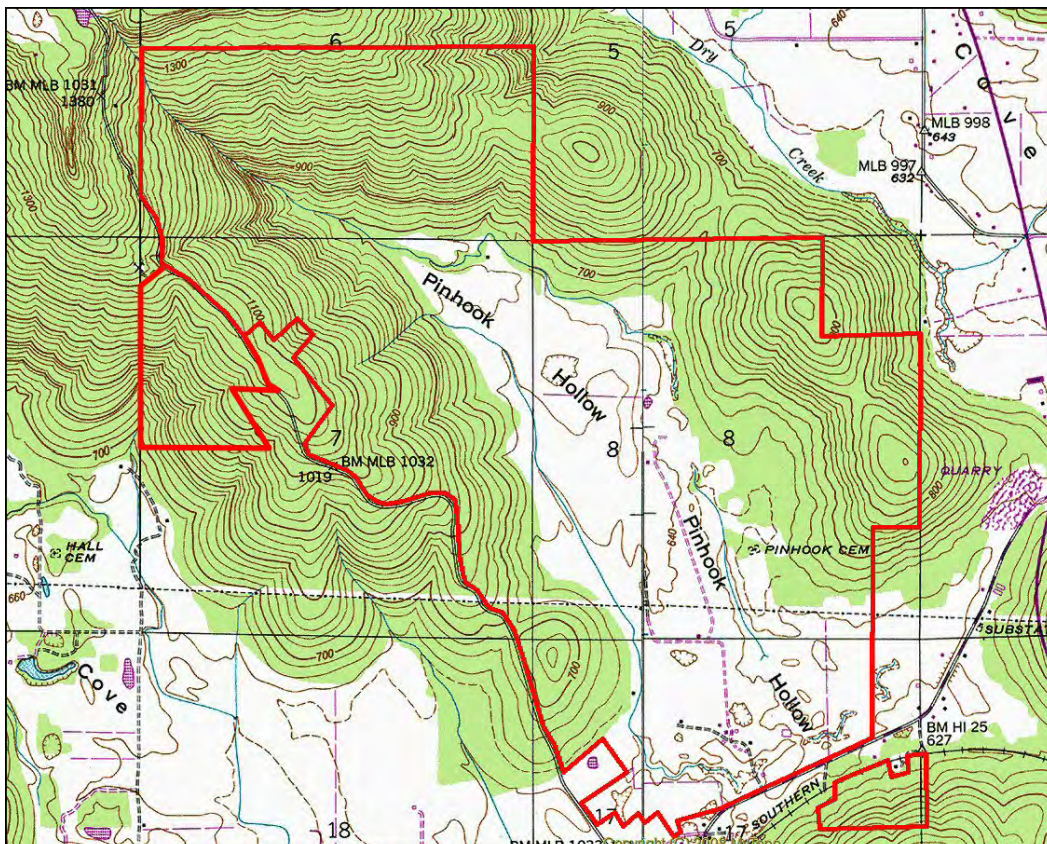
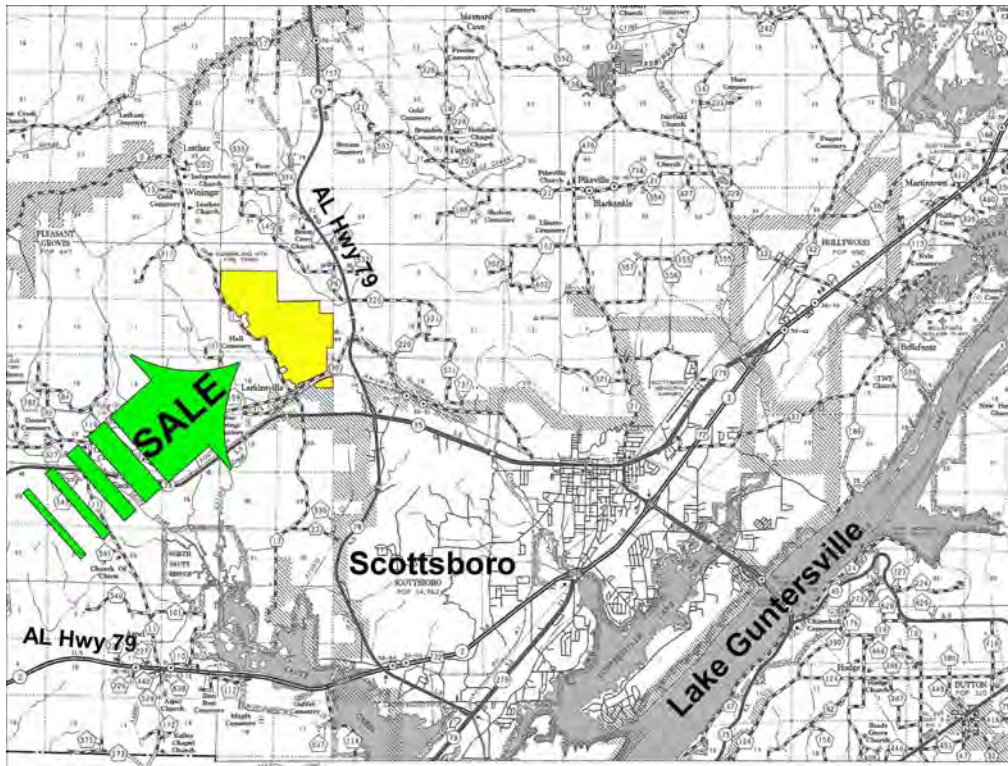
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

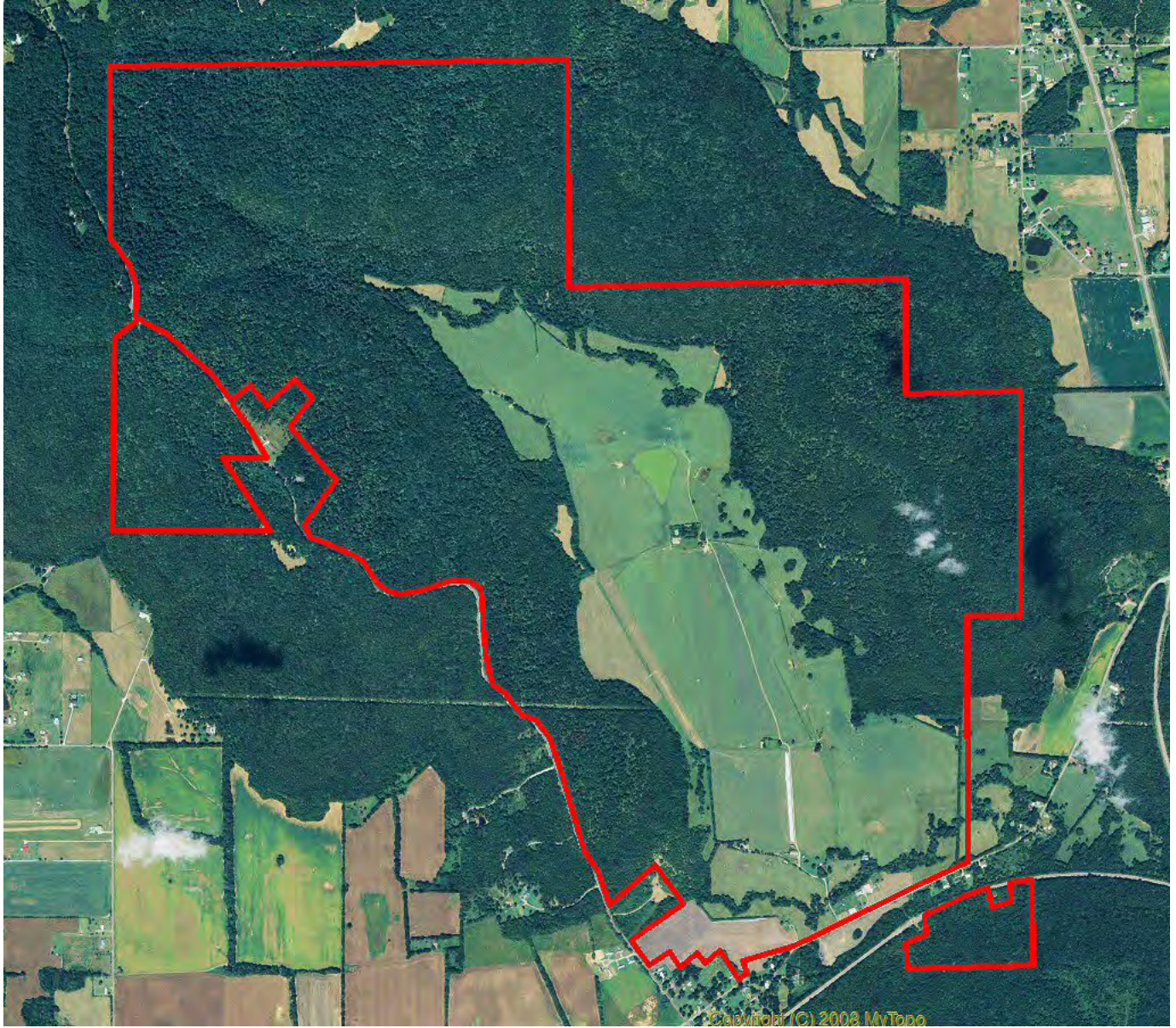
- Located in northeast Alabama in Jackson County, 38 minutes east of Huntsville and about 4 miles west of Scottsboro
- Paved road frontage, city water, power and telephone service
- Nice mix of pasture and mountain timber. 441 level acres in pasture & building sites
- Beautiful 2,760 sf home (5 BR, 3-1/2 BH), 1,225 sf guest house (3 BR 2 BH), hunters cabin, 3 metal buildings + 3 barns
- Cattle and hunting leases can be assumed, 4 ac pond, spring & intermittent creek
- A very unique property because the entire valley and surrounding mountain included in the sale
- Shown by appointment only

All distances and acres are estimates and should be independently verified



Directions from intersection of I-565 and U S Hwy 431 in Huntsville (it is 38 min. to the property)

From the intersection of I-565 and U S Hwy 431 go east on I-565 for 3.0 miles to Exit 21 (intersection with U S Hwy 72) and continue east on Hwy 72 for 20.3 miles (total of 23.3 miles to your first turn). Take a left on AL Hwy 35 (Willow Street) and go 12.0 miles. Take a left on Co Rd 17 and go 0.5 miles. Take a right on Co Rd 30 (Larkinsville Rd) and go 0.4 miles to the property entrance on the left. The property is shown by appointment only. You can reach the agent, Beth Young, at 205-533-1513. The entrance is located at Lat: 34° 41' 42.25" N. Lon: 86° 07' 11.00" W.



Aerial view

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.