

Blount Co., AL

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WEB SITE!

www.cypruspartners.com

Reference # 336

More info at
205-936-2160

Land For Sale

90 acres +/-

\$202,500

Exclusive Agent For Owner

CYPRUS

PARTNERS

P O Box 590045
Homewood, AL 35259

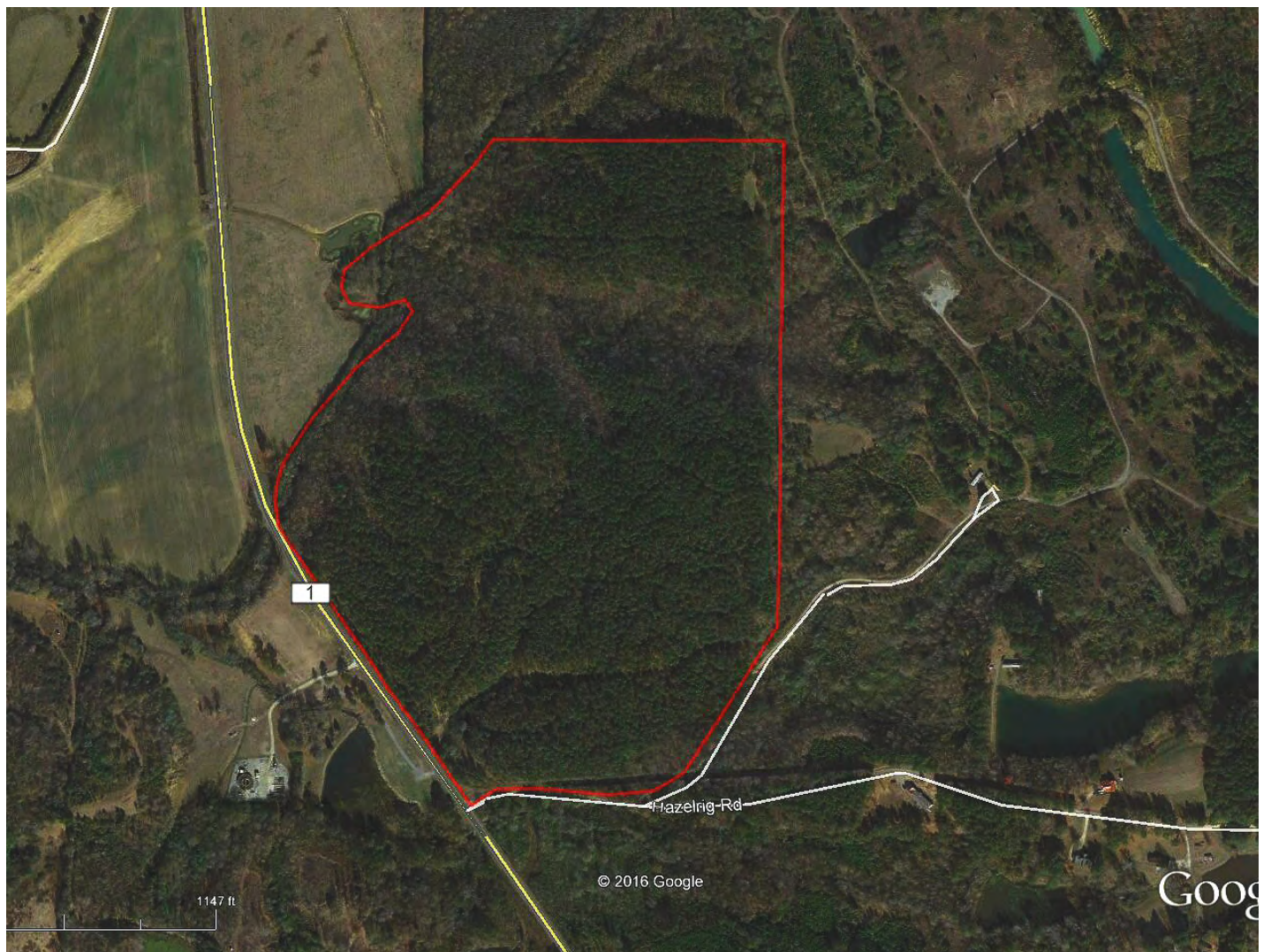
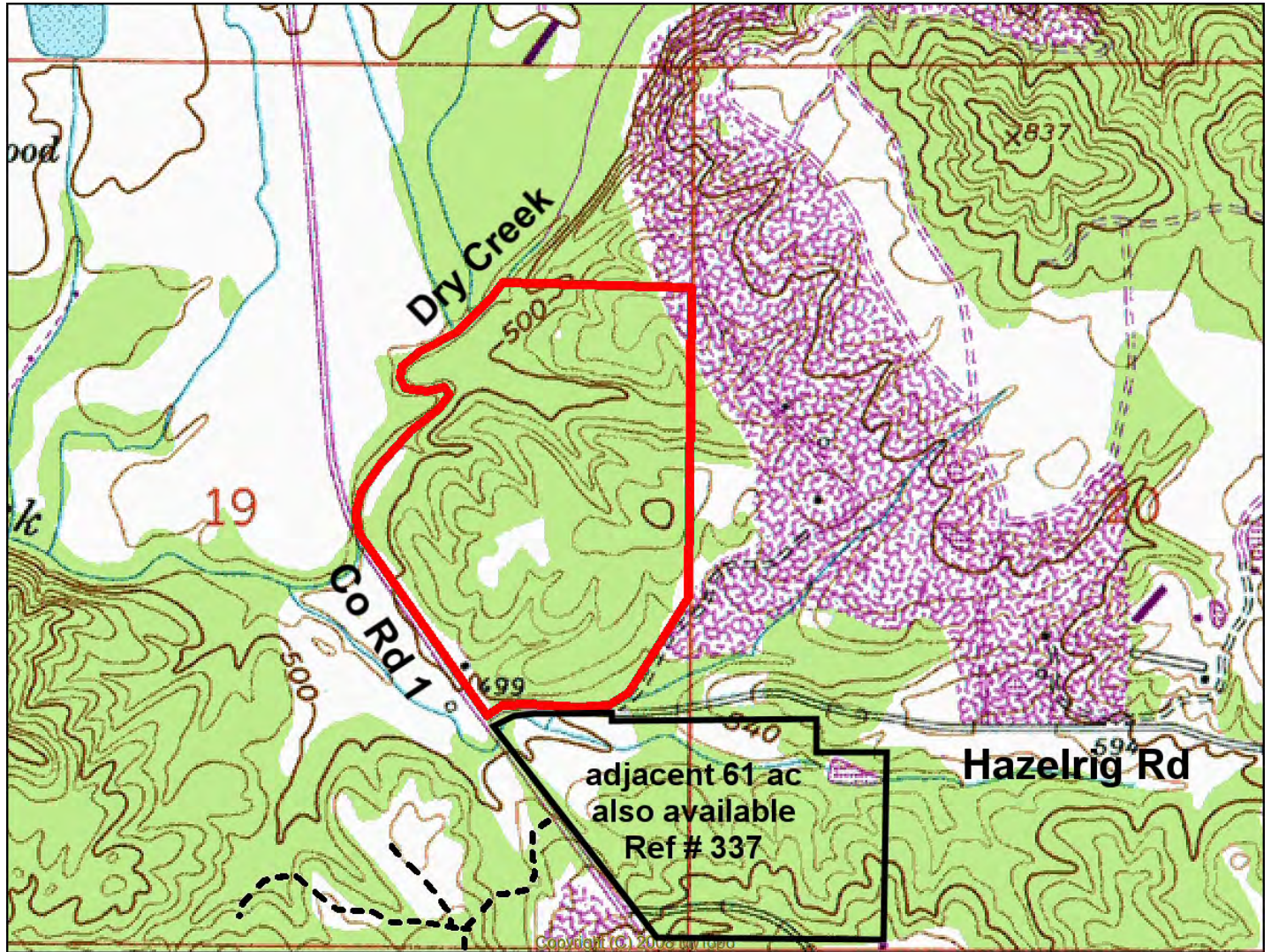
- Located in Blount County about 1 mile south of Cleveland
- Substantial timber value - about 50 acres of planted pine 20+ years of age
- About 4/10 mile of frontage on two paved roads
- About 2,294 feet on Dry Creek
- Several nice home sites. Power, sewer and water available
- Adjoining 61 acre tract also available (see topo for details)

All distances and acres are estimates and should be independently verified



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.

Directions from the intersection of I-20/59 Exit #134 in Roebuck (AL Hwy 75): (38 minutes to the property)
From I-20/59 Exit #134, take AL Hwy 75 north toward Oneonta for 25.9 miles. Take a left at Blount Co Road 1 and go 5.8 miles to Hazelrig Rd on the right. From here, property fronts on north side of Hazelrig Rd for about 800' and on the east side of Co. Rd. 1 to Dry Creek (about ¼ mile). Look for the Cyprus Partners sign. The intersection of Co. Rd 1 and Hazelrig Rd. is located at Lat: 33° 58' 22.2"N.; Lon: 86° 34' 20.8" W.



Aerial view