

Cullman Co., AL

SEE PHOTOS
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Land For Sale

Exclusive Agent For Owner

CYPRUS
PARTNERS

Reference # 433

More info at
256-527-4050
Colin Bagwell

135 acres +/-
\$266,526

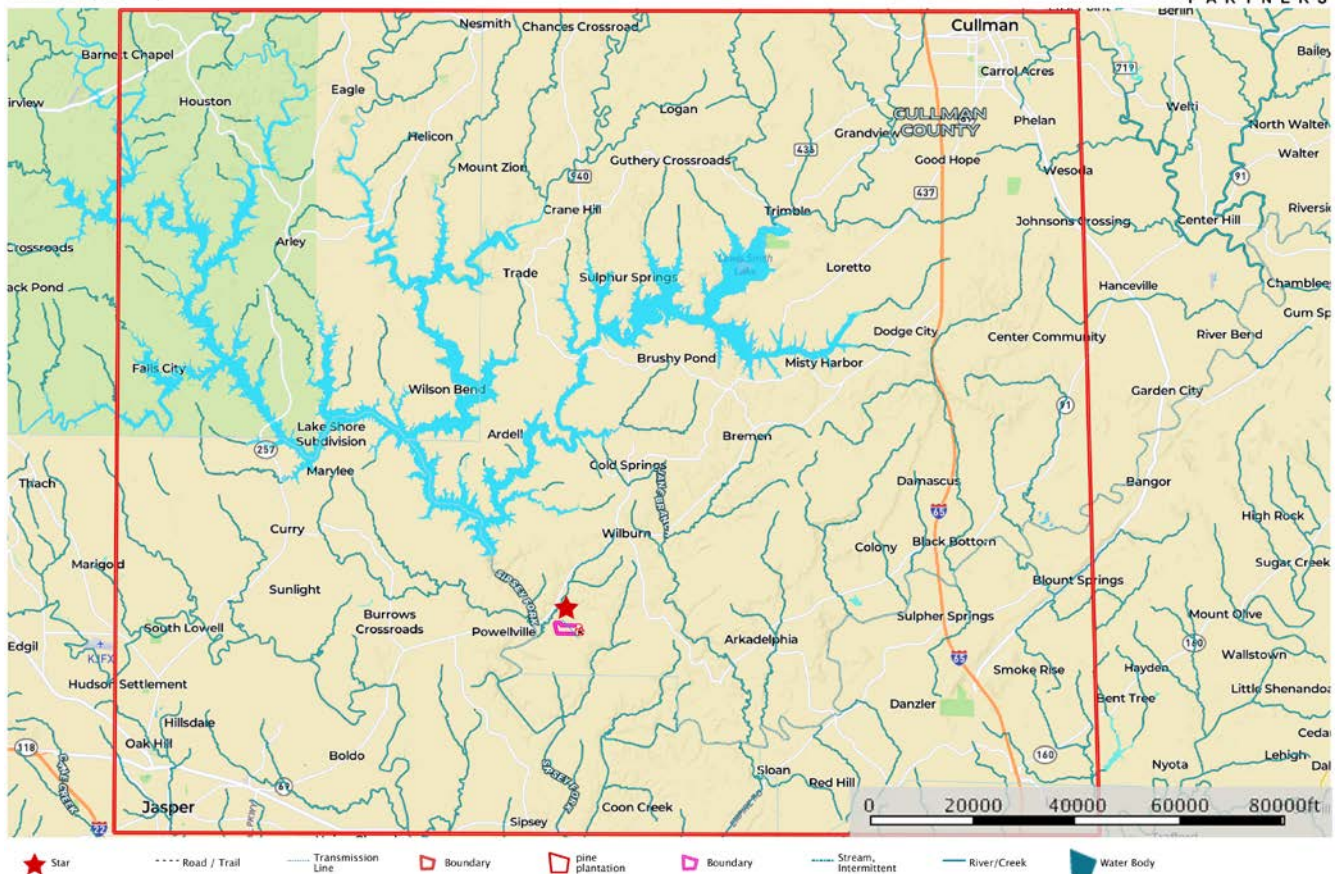
P O Box 590045
Homewood, AL 35259

- Located in southwestern Cullman County about 13 miles to AL Hwy 69 in Jasper and only 18 miles to the town of Corner in Jefferson County (home to Birmingham, AL)
- Smith Lake dam is only about 5 miles to the northwest from the property
- About 450 feet of paved road frontage on Cullman County Road 18
- City water and power available at the public road
- Nice neighborhood with several nice brick homes along the paved road
- About 18 acres of mature planted pines provide income opportunities.
- Good deer and turkey hunting with about 112 acres of upland hardwood timber
- Several green-fields on the property
- Deer hunting benefit from about 1,800 feet of powerline (taking up about 4 acres) across the property (with a shooting house)

All distances and acres are estimates and should be independently verified

map_location_crowder135
Alabama, AC +/-

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Tom Brickman
P: 205-936-2160 www.cypruspartners.com

M The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Directions from the intersection of I-22 Exit # 65 at Jasper: (21 minutes to the property)

Go 3.1 miles north on Industrial Blvd to U S Hwy 78. Continue straight through the light and on to AL Hwy 69.north toward Cullman. Go 11.4 miles to Cullman County Road 36. Take a right and go 1.4 miles to Cullman County Road 18. Take a left and go 0.7 miles to the property entrance on the left. Look for the Cyprus Partners sign.

Directions from the intersection of I-65 Exit # 272 at Gardendale: (35 minutes to the property)

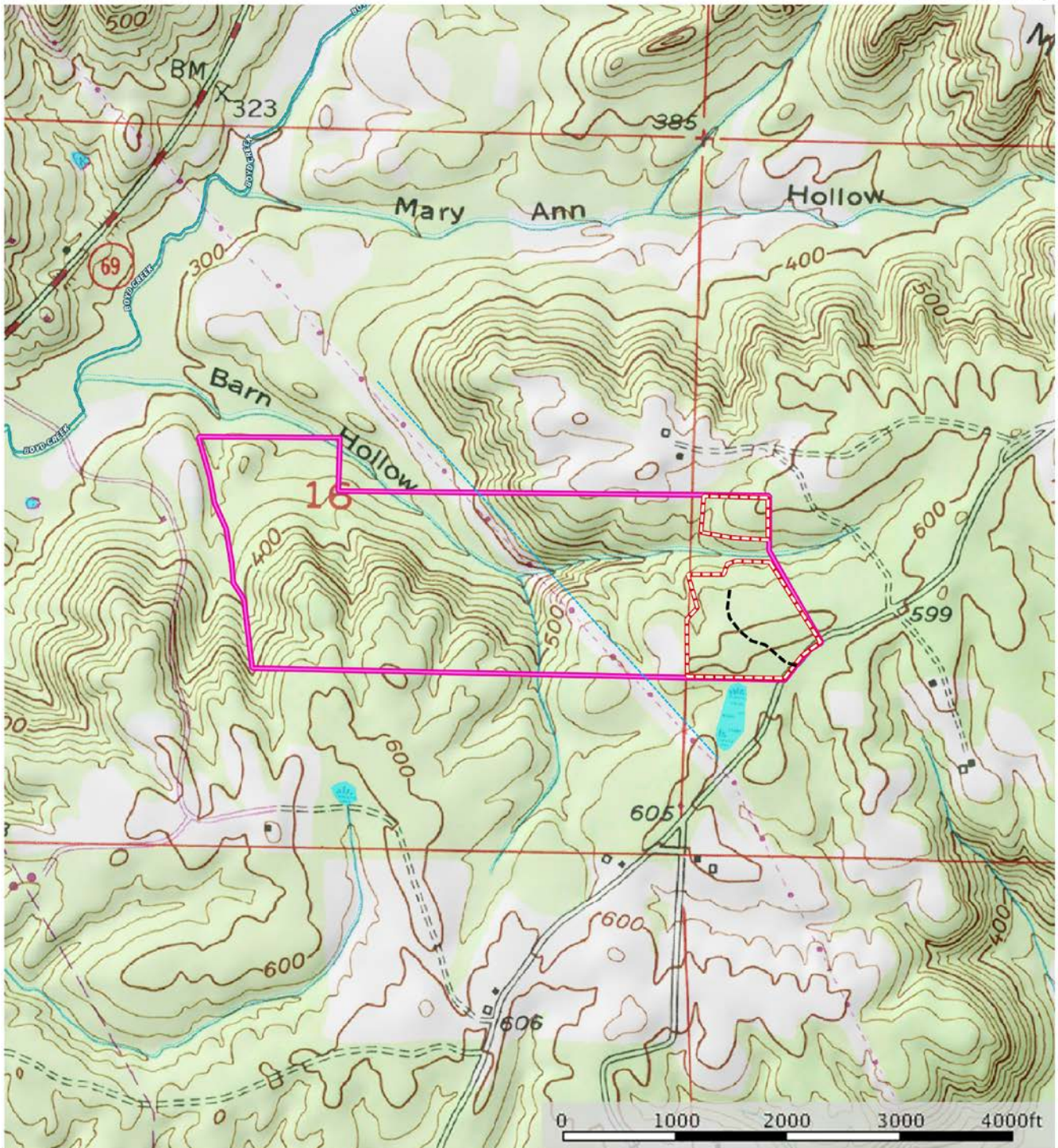
Go north on I-65 for 19.6 miles to Exit # 291 at AL Hwy 91. At the end of the ramp take a left back over I-65 and go 12.0 miles. Take a left on to Cullman County Rd 27 and go 1.6 miles. Take a left on Cullman County Road 18 and go 0.4 miles to the property entrance on the right. Look for the Cyprus Partners sign.

The gate is locked. You are welcome to look on your own (call agent for gate combo & download the brochure from the web site and use the topo map and aerial photo as a guide) or you can set up an appointment with the agent. The gate is located at Lat: 33° 54' 28.7" N.; Lon: 87° 03' 28.4" W.

map_topo_crowder135

Alabama, AC +/-

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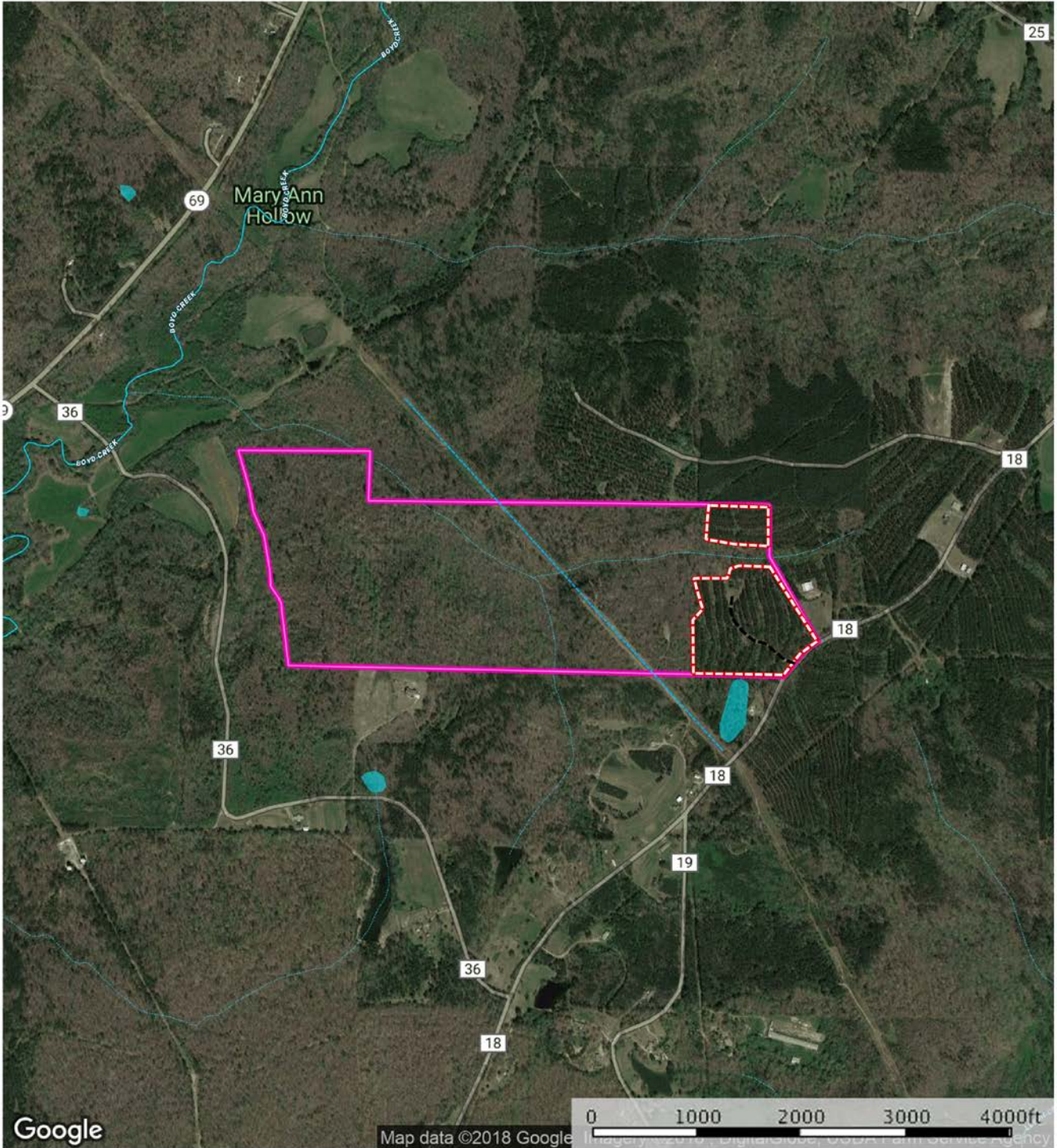


--- Road / Trail --- Transmission Line □ pine plantation □ Boundary --- Stream, Intermittent --- River/Creek ■ Water Body

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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.