

Tuscaloosa Co., AL

SEE PHOTOS
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Land For Sale

225 acres +/-

\$298,125

Exclusive Agent For Owner
CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

Reference # 435

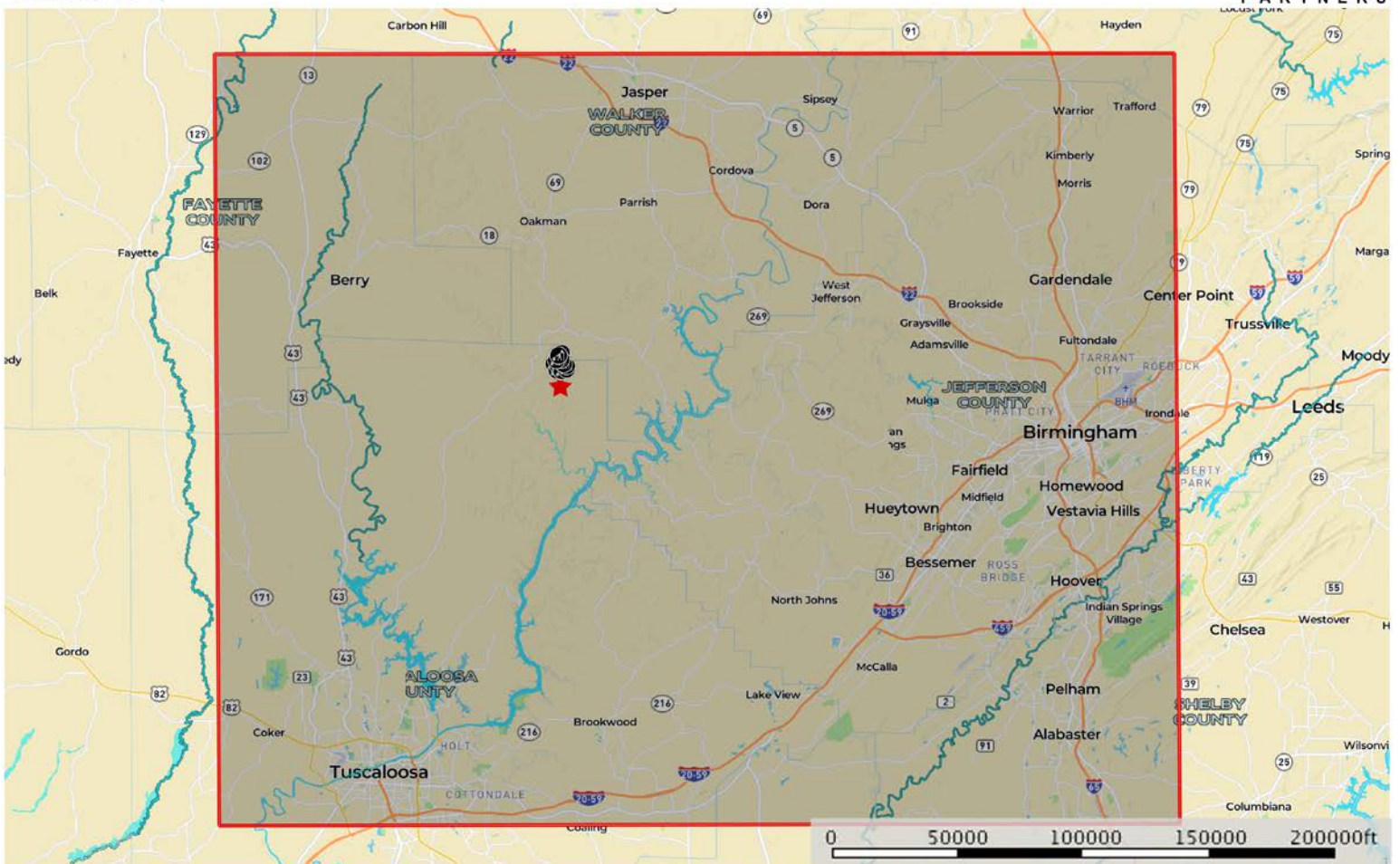
More info at
205-936-2160

- Located in northeast Tuscaloosa Co (27 acres in Walker Co.) about 31 miles north of Tuscaloosa.
- Paved road frontage and electric utilities
- 2 campers and 6 or 8 ladder stands go with the property
- There are 5 greenfields that have been planted for the 2018-2019 deer hunting season (with at least 3 shooting houses)
- A small pond fills in the winter and could be repaired to hold water year around
- Great hunting because of the mix of young and mature timber
- Immediate income potential: the property has about 60 acres of beautiful mature hardwood timber and the balance is in volunteer pine (age varies from 15 years to about 25 years)
- There are 4 gas wells on the property
- Excellent internal road system
- All the woods roads are gated so call the agent for info on access. Shown by appointment only

All distances and acres are estimates and should be independently verified

map_location_vickers
Alabama, AC +/-

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Oil Well Gate PROPERTY LOCATION Road / Trail Boundary greenfield Boundary Stream, Intermittent River/Creek Water Body

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

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

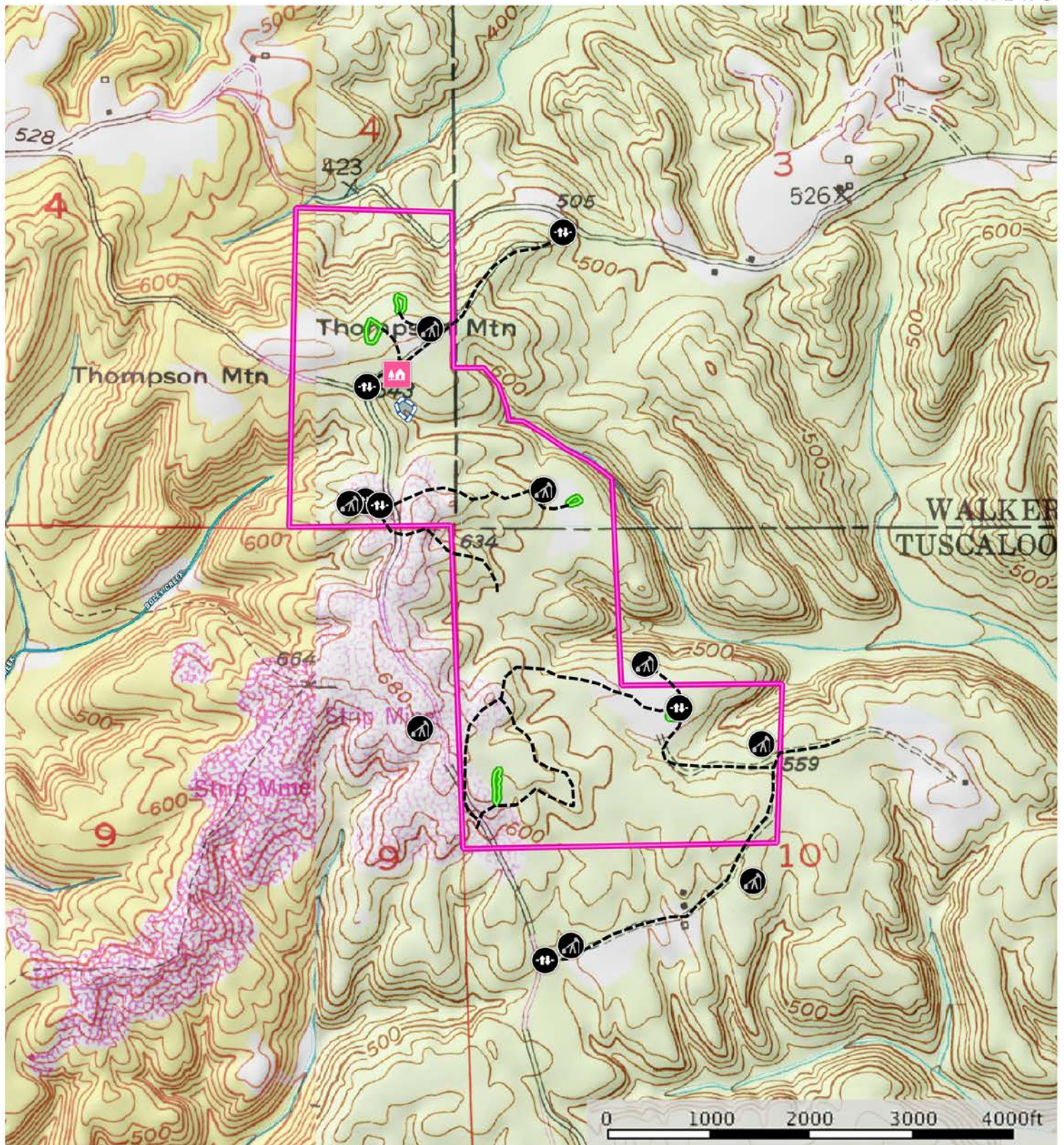
From Tuscaloosa (36 minutes) – from the intersection of U S Hwy 82 and Alabama Hwy 69 in Northport, go north on Hwy 69 toward Jasper for 30.3 miles. Take a right on Wallace Ferry Rd and go 0.6 miles and bear right onto Blackburn Rd (staying on the paved road) and go 0.6 miles to the west line of the property.

From Birmingham (53 minutes) – from the intersection of I-65 and I-20 (“Spaghetti Junction”), take I-65 north for 3.2 miles to Exit 265A on to I-22 toward Memphis. Go 26.4 miles and take Exit 70 (Cordova/Parrish). Go 11.6 miles to Oakman and the intersection with AL Hwy 69. Take a left on Hwy 69 and go 1.1 miles and take a left to stay on AL Hwy 69. Go 9.6 miles and take a left on to Wallace Ferry Rd. Go 0.6 miles and bear right onto Blackburn Rd (staying on the paved road) and go 0.6 miles to the west line of the property.

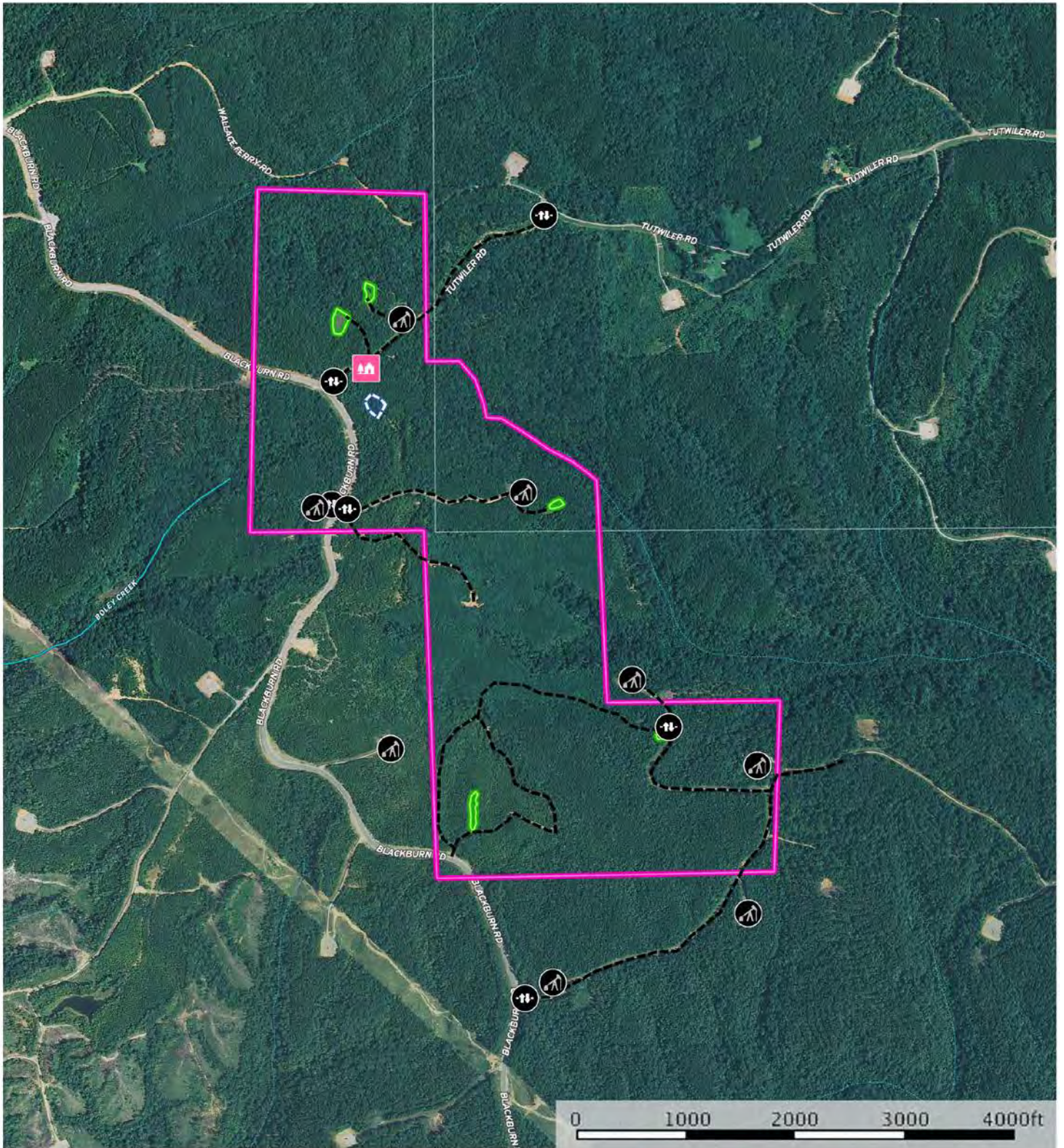
At the west line look for pink flagging. Property is on both sides of the road for next 1/3 miles. Look for Cyprus Partners signs on east (left) side of the road. Gates are locked so call agent for access info. The intersection of the west line and Blackburn Rd. is located at Lat: 33° 35' 25.6" N.; Lon: 87° 22' 32.9" W.

map_topo_vickers
Alabama, AC +/-

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- Oil Well
- Gate
- Cabin
- Road / Trail
- Pond
- Greenfield
- Boundary
- Stream, Intermittent
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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.