Bibb Co., AL

Land For Sale

400 acres +/-

$796,000

Exclusive Agent For Owner

CYPRUS PARTNERS
P O Box 590045
Homewood, AL 35259

- Convenient location near Birmingham & Tuscaloosa. It is 25 minutes from I-20/59 Exit # 97 (Woodstock) to the property. Located near West Blocton and about 6 miles NE of Talladega National Forest
- Good Access. Deeded easements from both the west (Hopewell Church Rd) and east (Lucille Rd) provide gated access to this private landholding
- Valuable timber. Property has 275 acres of mature pine plantation range from 15 to 33 years. 75 acres of the youngest pines are ready to thin now. These plantations are interspersed with 125 acres of hillsides and valleys of large hardwoods and natural pines
- Great Hunting. This property is leased to an excellent hunting club (lease can be cancelled or retained). The club has a camping area near the western entrance and have kept up an extensive road/trail system and 8-10 wildlife food plots (shooting houses belong to the club). Power at northeast corner
- Lots of water. There is over a mile of frontage on Hill/McCuly Creek as well as over a mile of intermittent streams and 3 small ponds. Hill Creek is a large creek that flows southerly, eventually into the Cahaba River, not far from the Cahaba River National Wildlife Refuge (located about 5 miles to the east)
- The interesting geology and history of native Americans in the area can make searching for rocks and relics an interesting pastime
- Tree species include loblolly, shortleaf and longleaf pine as well as a variety of hardwoods, including oak, yellow poplar, gum, ash, dogwood, beech, cherry and maple

All distances and acres are estimates and should be independently verified.
Directions from I-20/59 Exit 97 (Woodstock exit): (25 minutes to the property)
Go south on U S Hwy 11 for 3.0 miles. Take a left onto AL Hwy 5 in Woodstock and go 7.5 miles. Take a right onto Vance road and go 1.3 miles. Take a left onto Hopewell Church Rd and go 1.7 miles to a gate on the left. Look for the Cyprus Partners sign. This gate is locked so call the agent for the combo ahead of time. From this gate it is ½ mile to the west line of the property. You are welcome to look on your own (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 on Hopewell Church Rd is located at Lat: 33° 05' 50.0" N.; Lon: 87° 10' 43.9" W.
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.