

Marshall Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 474

More info at
256-527-4050
Agent: Colin Bagwell

Land For Sale

67 acres
\$270,000

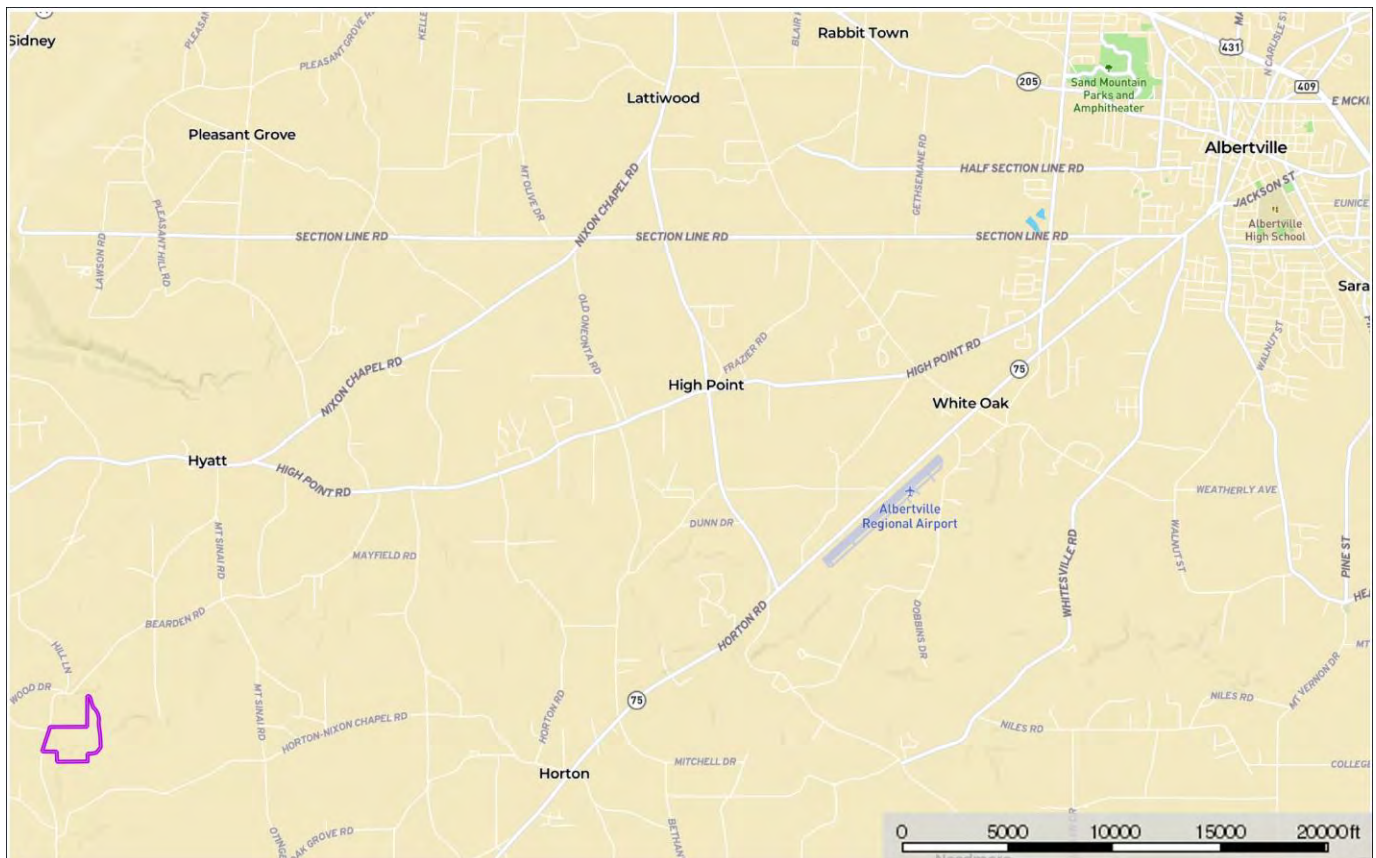
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

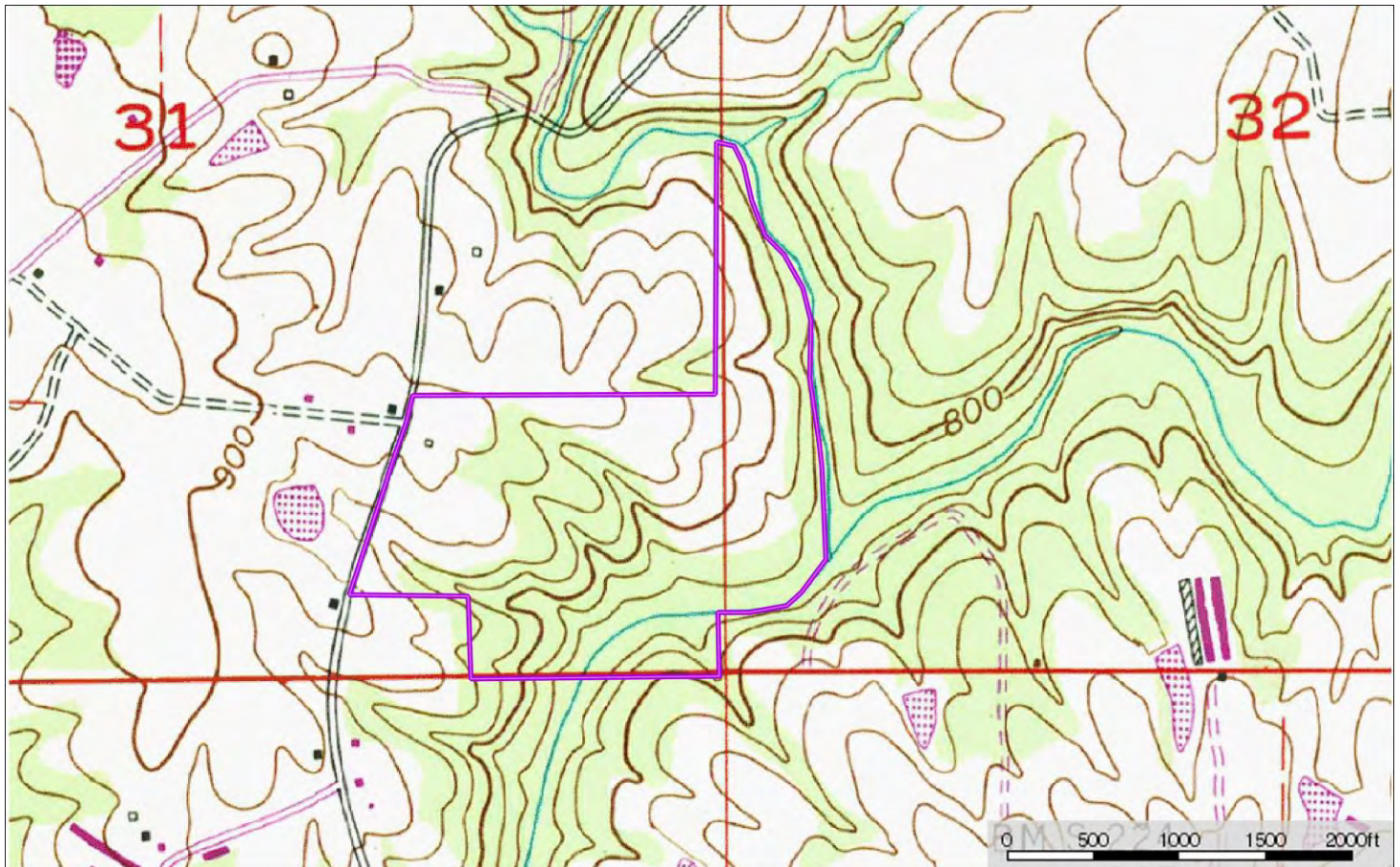
- Located in North Alabama on Sand Mountain about 12 miles to Albertville, 13 miles to the Tennessee River at Guntersville, and 32 miles to Interstate 59 at Gadsden
- About 1,000 feet of frontage on a paved county road with water and power available
- Several beautiful home sites.
- About 30 acres are in Fescue pasture and the balance in beautiful mature hardwood timber
- Property is leased for cattle production and the owner gets \$30/ac per year lease payment. Pastures are fenced and cross fenced
- A small pond provides water for the cattle, and Slab Creek crosses the property for about ¼ mile
- There are two barns present on the property
- Property shown by appointment only. Contact the agent, Colin Bagwell, at 256-527-4050 to arrange a visit

All distances, acres and location of boundary line flagging are estimates and should be independently verified

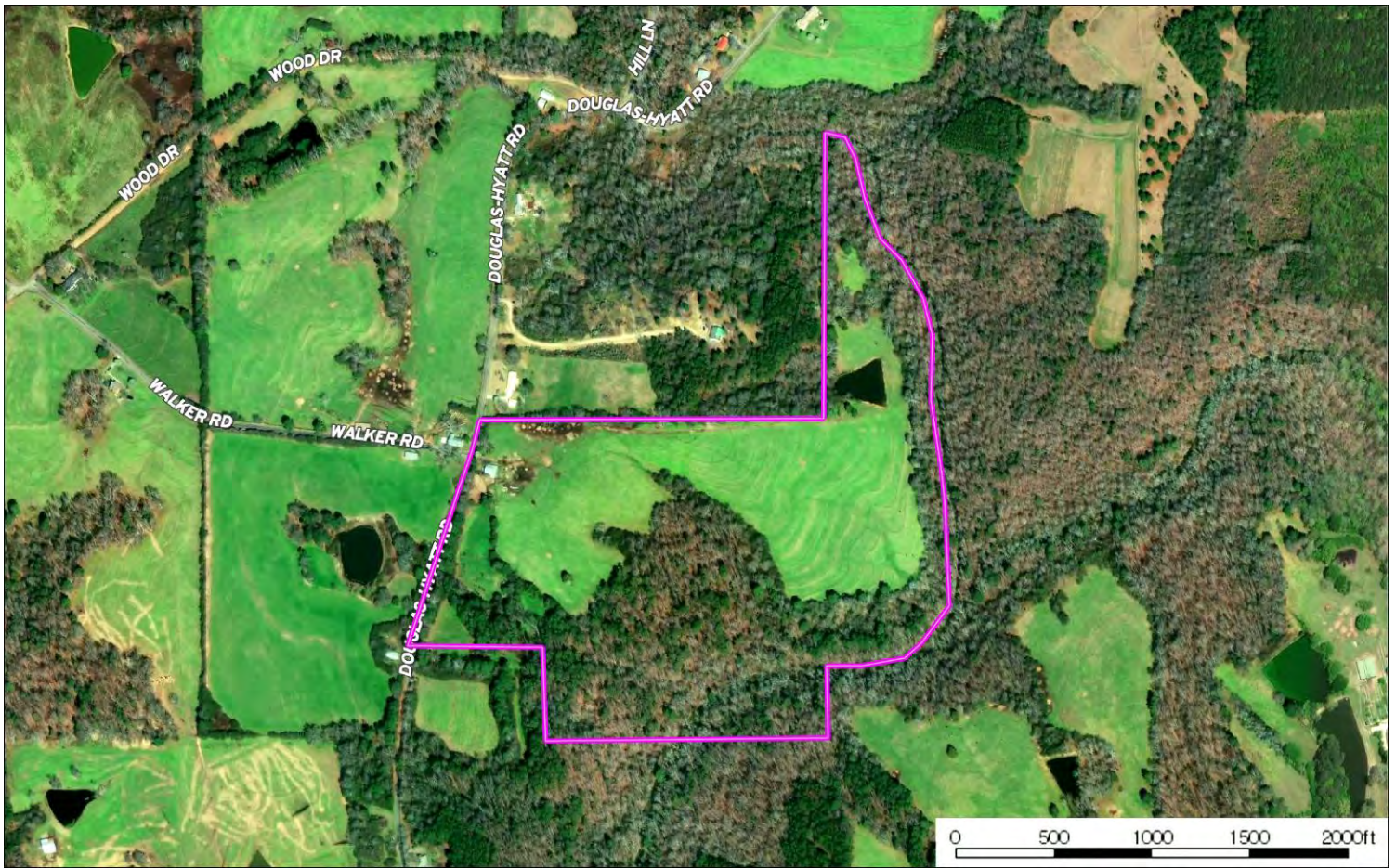


Directions from the intersection of US Hwy 431 and AL Hwy 75 in Albertville: (18 minutes to the property)
From Albertville, head southwest on AL Hwy 75 (N Broad St.) toward Oneonta. Go 7.4 miles and turn right onto Horton-Nixon Chapel Rd (the Horton Post Office will be on your right). Go 4.3 miles and turn right onto Douglass-Hyatt Rd. Go 0.9 miles to the south line of the property on the right. The property will be on your right for the next 1,000 feet. Look for the Cyprus Partners sign. The property is shown by appointment only. Please contact the listing agent, Colin Bagwell, at 256-527-4050.

Topographic Map
(scale: frontage on the paved road is about 1,000 feet)



Aerial Photo



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.