

Tuscaloosa Co., AL

SEE PHOTOS
ON WEB:

www.spencemaynor.land/quality

Reference #493

Contact Spence for info:

205-500-0437

LAND FOR SALE

28 AC (+/-)

\$90,000

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

Parcel #: 05-02-04-0-000-017.000

T-R-S: T18S-R12W-S04

Market Area: Fayette, Tuscaloosa

Municipality: Not in city limits.

Survey: No

Floodplain: No

Subdivision: No

Zoning: No

HOA: No

School District: Tuscaloosa County

Road Access: 1,400 ft on AL Hwy 171.

Utilities: Pwr, Wtr, Tel

Waterfront: Stream

Easements: No

Restrictions: No

Buildings: No

Improvements: High quality planted pine.

Soils: Class 2.3 capability average - suitable for intense farming, soils may be used for cultivated crops.

High Quality Timber: 22 acres planted pine.

Terrain: Level to gently sloping, 40 ft elevation change.

Current Use: Timberland.

Proposed Use: Residential, Commercial, AG, Timberland, Hunting, Recreation.

Surrounding Area: Rural, Residential, Commercial, AG, Timberland, Hunting, Recreation.

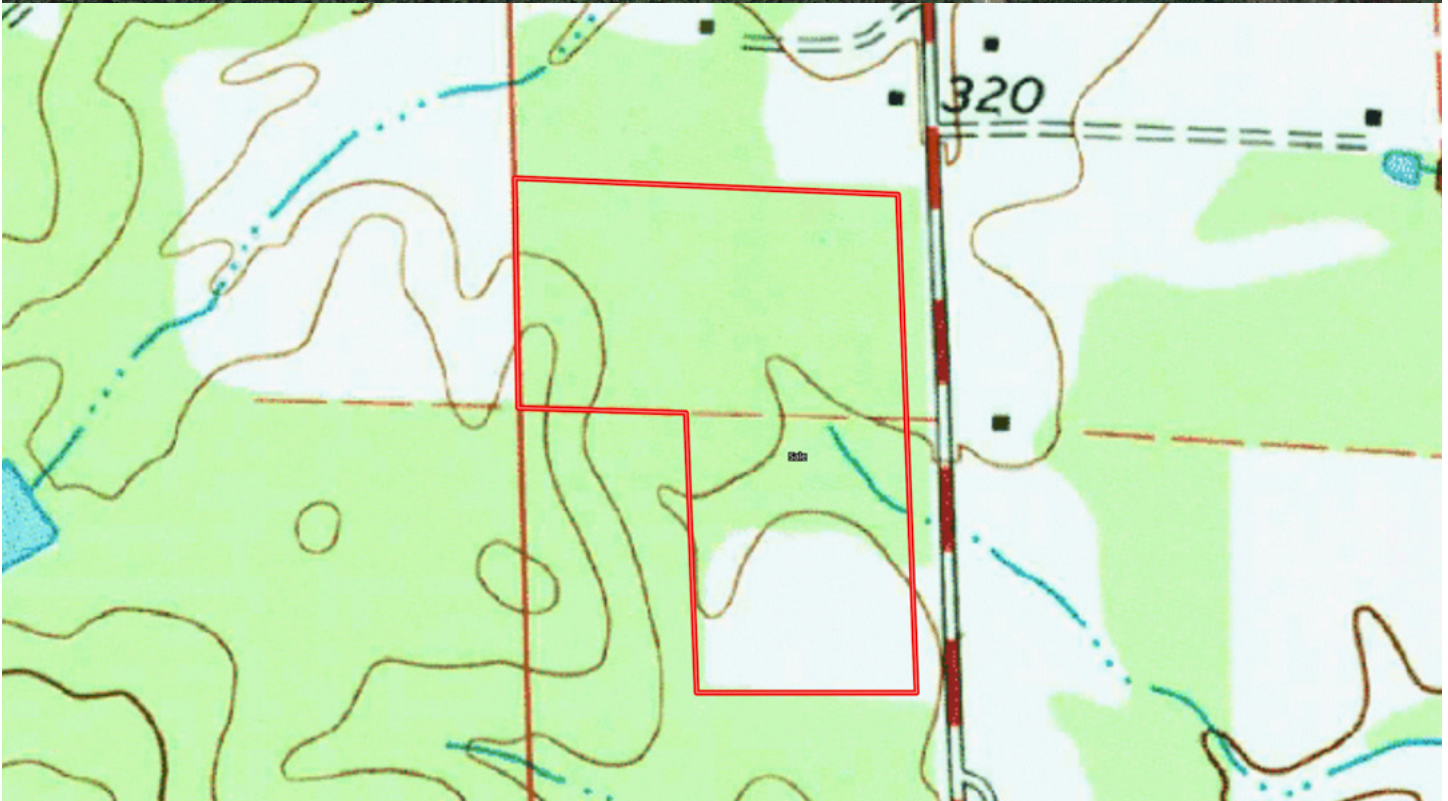
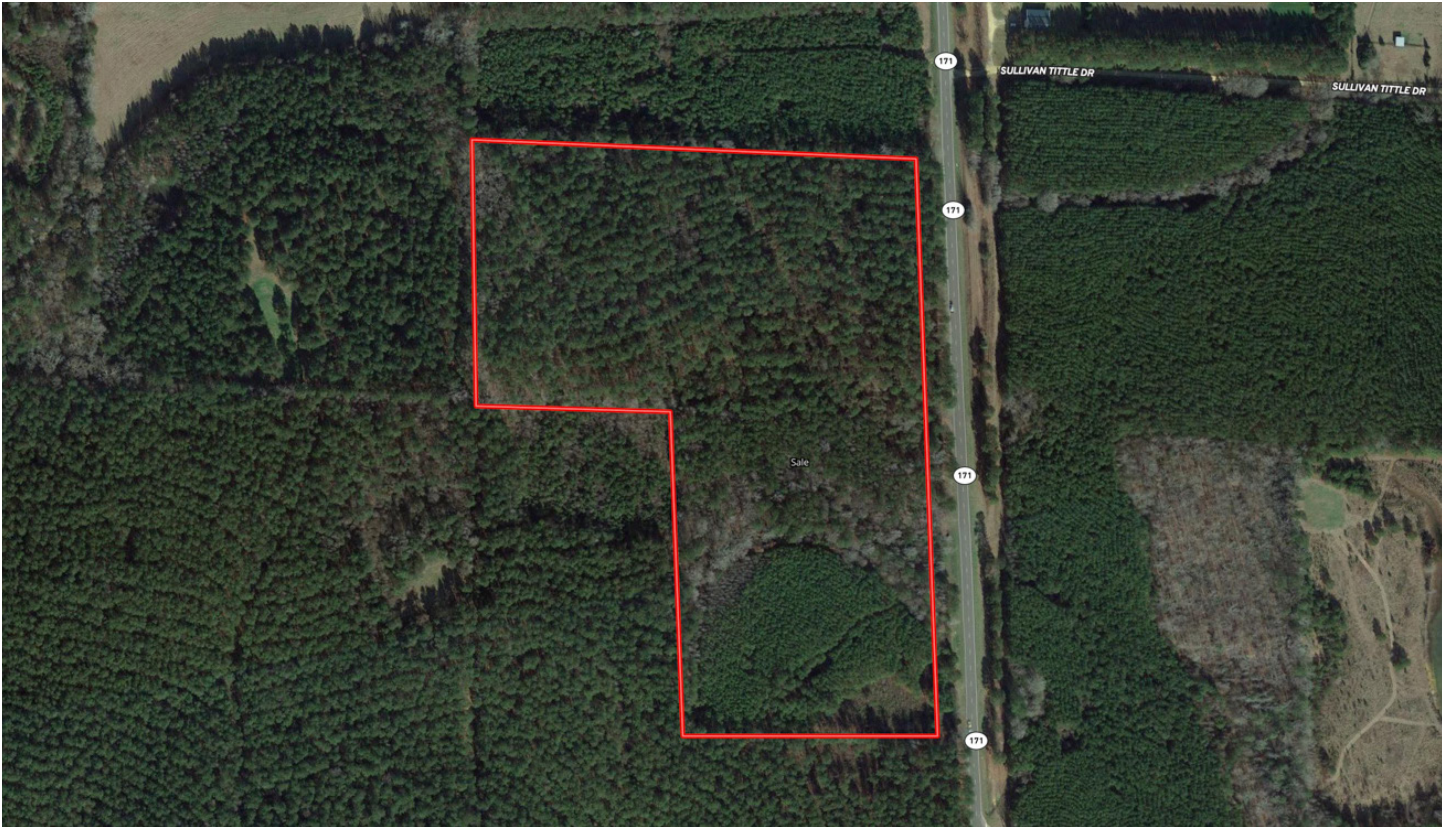


*All distances and acres are estimates and should be independently verified

Directions: From downtown Tuscaloosa it's 28 miles to the property.

Coordinates: 33.512391, -87.801733

1. Take McFarland Blvd to US-43 N [2 mi]
2. Turn left onto AL-171 N [23 mi]
3. Property is on your left



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 make any representation or warranty as to its 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, fitness for any particular use, fair market value, access, acres, zoning, or condition of title.