

# Greene Co., AL

**SEE PHOTOS**  
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Reference # 498

More info at  
334-312-4258  
Agent: Mark Bailey

## Land For Sale

**325 acres**

**\$747,500**

Exclusive Agent For Owner

**CYPRUS**  
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- A rare opportunity to own part of a 500+ acre undeveloped island - very private
- Access by boat only. Boat launch is 1,400 feet from the property
- Sole neighbor on the island is the US Army Corps of Engineers whose land may be accessed for recreation—the whole island can be yours to roam
- 2.2 miles on the Tombigbee River and the cut-off + 1.6 miles of frontage on wet old river channels
- In the heart of Alabama's Black Belt in Greene County. The boat launch is 22 minutes south of Aliceville and 60 minutes southwest of Tuscaloosa
- The nearest airports are Aliceville (4,970-foot asphalt runway) or Tuscaloosa (6,499-foot asphalt runway)
- Mature bottomland hardwood forest with many sloughs containing huge cypress trees
- Outstanding hunting for deer, turkey, ducks, squirrels and hogs
- Perpetual conservation easement allows for timber management & construction of a lodge & outbuildings
- Agent comment – I have been on this beautiful property at least once a year for the past decade and it never fails to impress, especially in abundance & diversity of wildlife. The woods are very open with no trails, clearings, or other disturbances—pristine nature and truly a blank slate

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

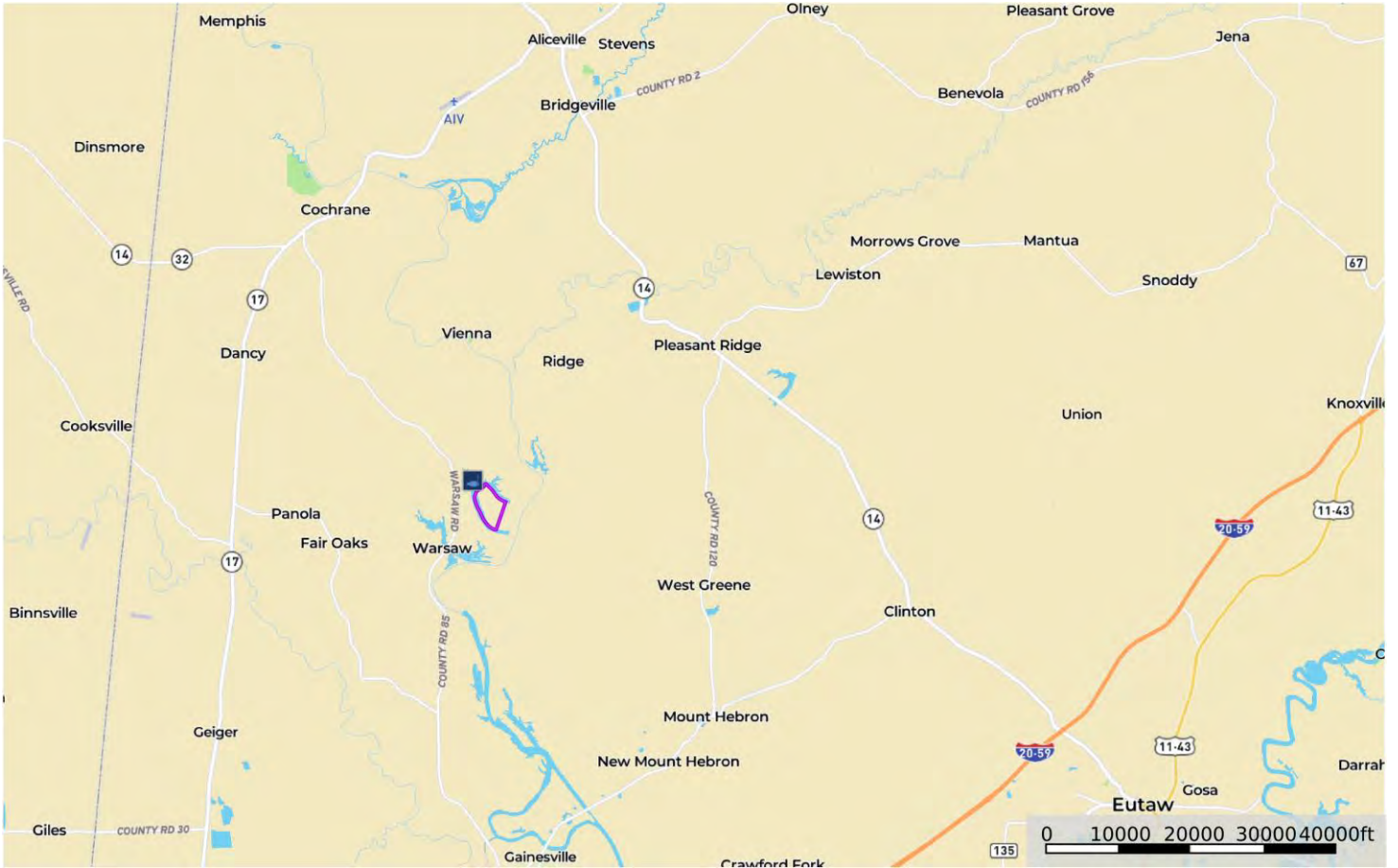
### Driving Instructions

From I-20/59 Exit 73 (Tuscaloosa – at McFarland Blvd: 60 minutes to the property)

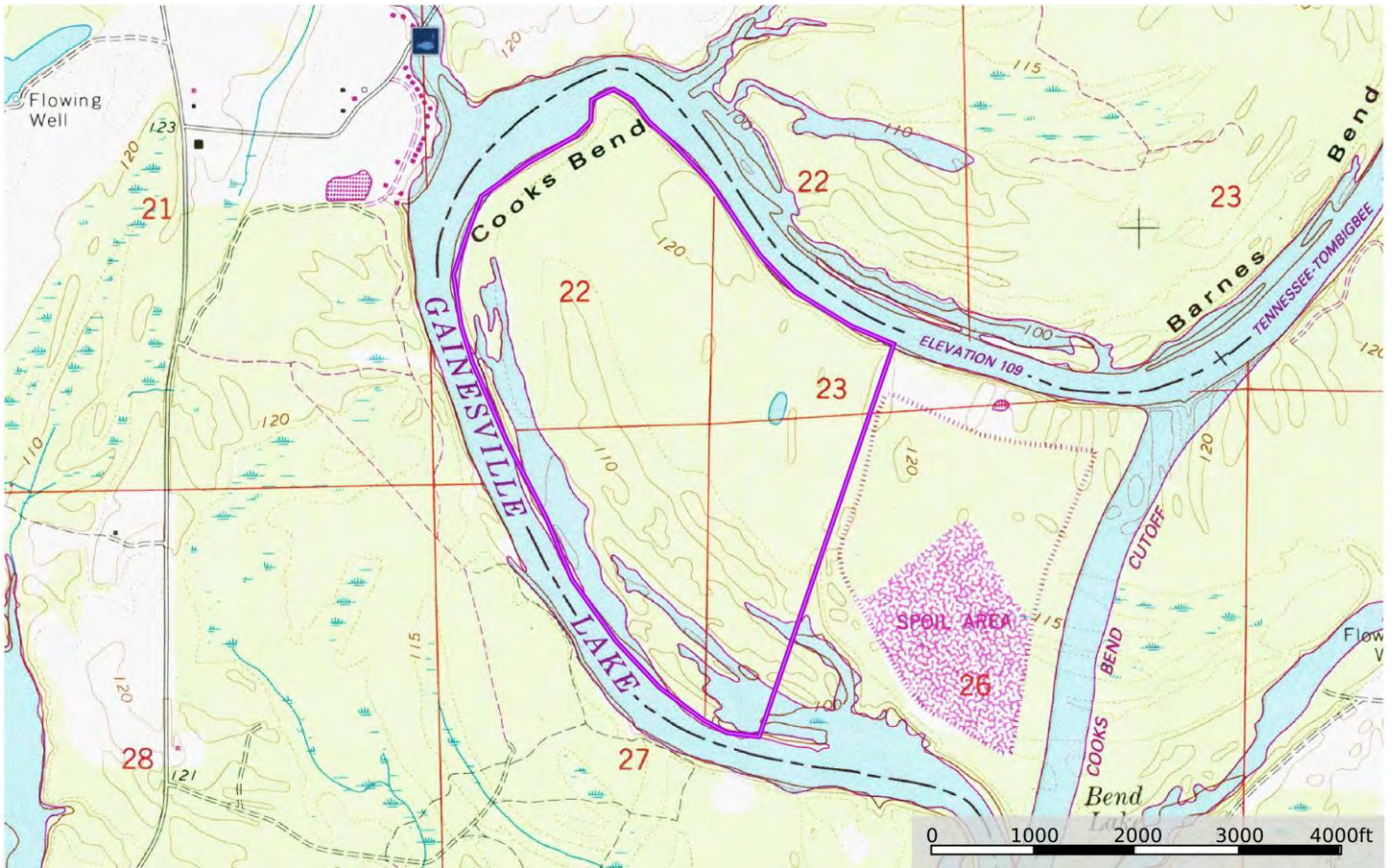
From Exit 73 head south on I-20/59 for 40 miles to Exit 32. Take a right on to County Road 20 and go west for 6.4 miles to Alabama Hwy 39. Take a left and go 4.5 miles to Gainesville and take a right on Washington Street. Go 200 feet and take a left on Alabama Hwy 116 and go 1.3 miles to County Road 85. Take a right and go 11.2 miles to Turners Riverfront Road. Take a right and go 0.5 miles to the boat launch on the right where a bridge on Turners Riverfront Road goes across an inlet of the Tombigbee River. The property is shown by appointment only. Plan on a ½ day excursion once you reach the boat ramp. Call the agent, Mark Bailey, 334-312-4258, to arrange a showing.

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.

# Location Map



# Topographic Map





# Aerial Photo

