

# Fayette Co., AL

**SEE PHOTOS**  
www.cypruspartners.com

Reference # 503

More info at  
334-745-7530  
Agent: Lisa Love

## Land For Sale

**82 acres**  
**\$164,000**

Exclusive Agent For Owner

**CYPRUS**  
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- Located in southern Fayette County about 5 miles west of Berry and 7 miles southeast of Fayette
- Significant timber value from 70 acres of 25-year old never-thinned planted loblolly. This stand of timber is ready to be thinned and a 2019 inventory shows about 9,500 tons of pine. Today, this is mostly chip-n-saw sized trees. Call the agent for a copy of this timber inventory.
- The road to the property is a dirt woods road about 1.5 miles in length from the paved county road to the property. This dirt road crosses two landowners and its use is deeded only on 1 of them. This access is long established, used by all the landowners and its use is uncontested. [Click here](#) to learn more about un-deeded access.
- An excellent hunting tract with a wildlife food plot and 10 acres of drain hardwood timber. A long-held hunting lease can be retained or canceled upon purchase.
- The road to the property is behind a locked gate, so call the agent for access information. This road may require 4-wheel drive pickup or ATV to get to the property, depending on the weather.
- The gate is located at Lat 33.602261, Lon -87.743152. The southeast corner of the property is located at Lat 33.611, Lon -87.719
- You are welcome to look on your own, or, call the agent, Lisa Love, 334-745-7530 to arrange a visit or for more info.

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

### Driving Instructions

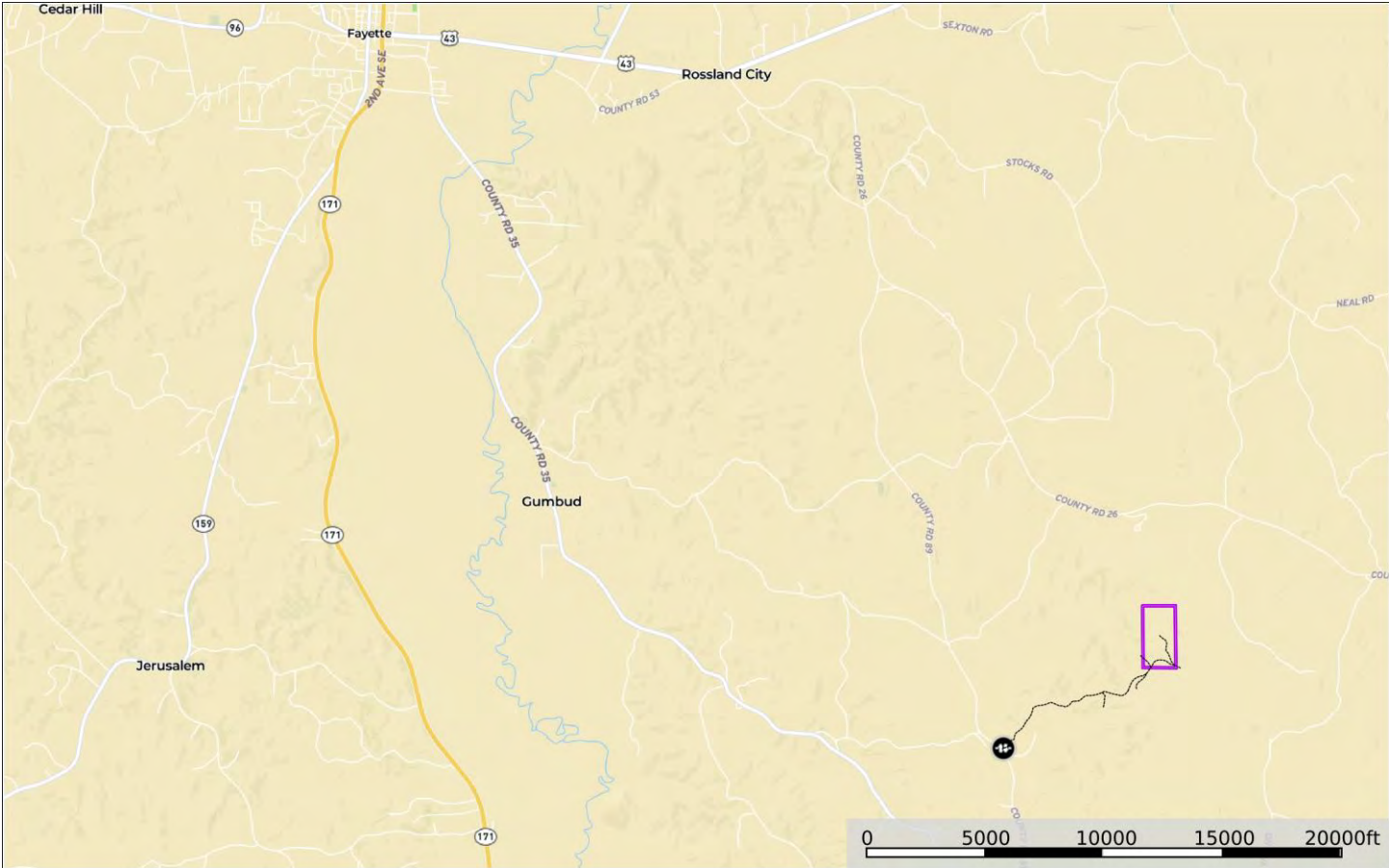
From I-20/59 Exit #73 (McFarland Blvd) in Tuscaloosa – 53 minutes to the property

From Exit #73, head north on McFarland Blvd for 7.7 miles. Take a right on AL Hwy 43N and go 2.1 miles. Take a left on to AL Hwy 171 and go 12.5 miles. Take a right on to County Road 35 (Mormon Rd) and go 11.2 miles. Turn right on to Co Rd 12/35 and go 0.6 miles. Take a left on Co Rd 35 and go 1.9 miles. Take a right on Co Rd 89 and go 2.1 miles to a gated dirt road on the right. You'll need the gate combo to enter (call the listing agent), and then go about 1.5 miles to the south line of the property. You are welcome to look on your own (download the brochure from the web site to take the maps with you), or call the agent, Lisa Love, 334-745-7530, to arrange a tour or for more info.

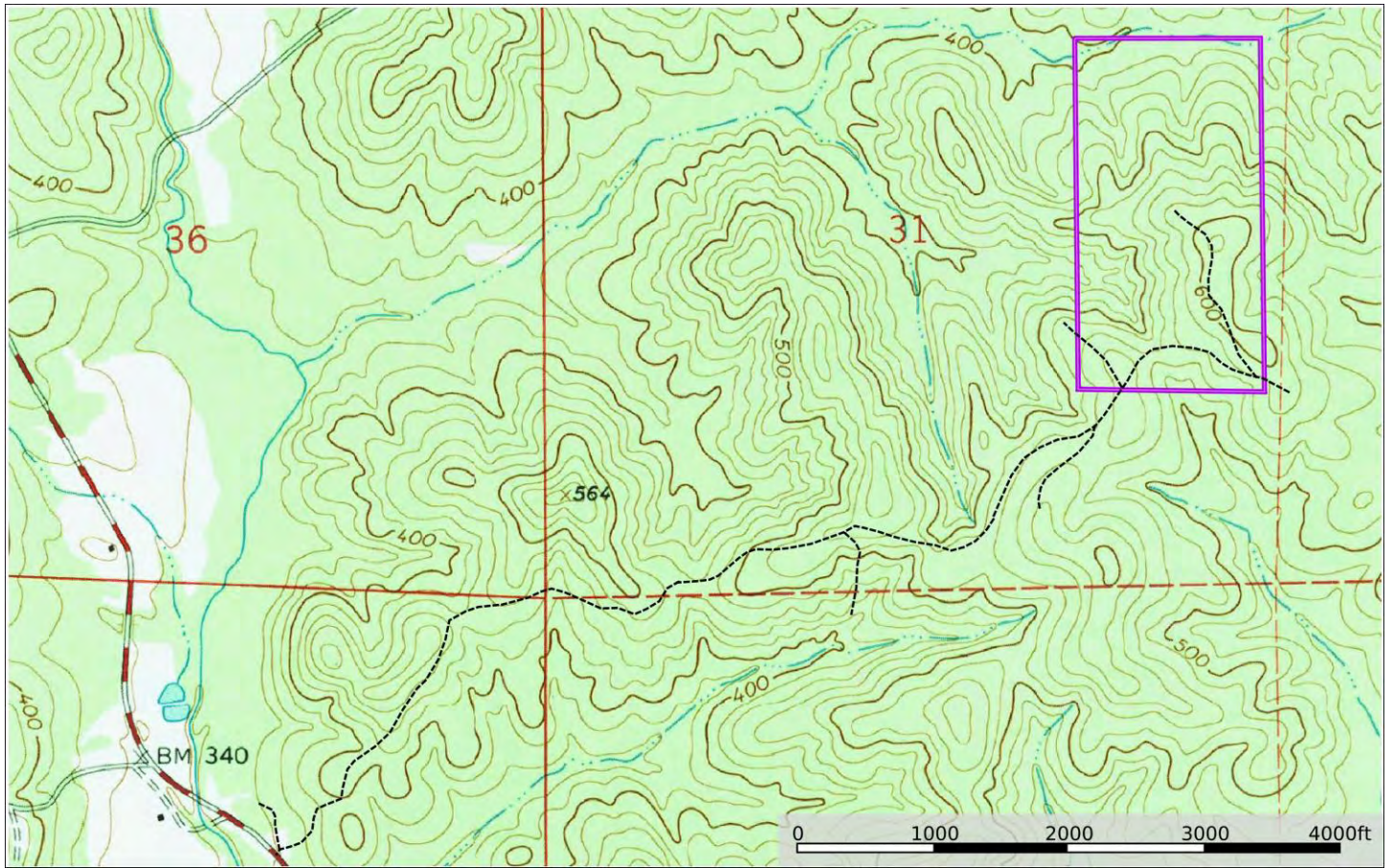
### Notice

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

