

# Walker Co., AL

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Reference # 520

*More info at*  
205-936-2160  
Agent: Tom Brickman

## Land For Sale

### 26 acres

### \$68,640

Exclusive Agent For Owner

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- This Walker County property has a drive time of about 45 minutes from the intersection of I-22 and I-65 in Birmingham, AL, or 15 minutes from U S Hwy 78 in north Jasper, AL
- Located about 4 miles southeast of Nauvoo less than a mile south of AL Hwy 5
- The property fronts on a paved county road (Sandcut Rd) for about 1,000 feet and on Sandcut Cutoff Rd for about 2,400 feet
- The property has access to power and city water
- This is a great property for a rural home
- The land is level to rolling, all upland topography, and has several potential home sites
- The property is all forested in predominantly hardwood timber that has regrown since the timber was cut in 2009

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

### Driving Instructions

From the intersection of AL Hwy 5 and U S Hwy 78 Hwy in Jasper (16 minutes to the property)

Head north on AL Hwy 5 for 12.8 miles (bear to the left at 3/10 of a mile where AL Hwy 195 splits off to the right). Once you have traveled 12.8 miles, turn left on to Sandcut Cutoff Road. Go 3/10 of a mile and the property will be on your right for the next almost 1/2 mile (look for the pink flags). After about 1/2 mile you will reach Sandcut Rd. Take a right and the property will also be on your right for about 2/10's of a mile. Look for the pink flagging on both roads where we estimate the property lines intersect. Look for the Cyprus Partners signs. You are welcome to look at the property on your own. Print out the brochure from our web site that has aerial photos and topo maps of the property, and take it with you. Or, call the agent, Tom Brickman, 205-936-2160, to arrange a visit or for more information.

### Important Notice

Investment in rural land carries risk and this offering is made with conditions

This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty as to completeness or accuracy of maps and other information provided here.

No representation or warranty is made about this property, express or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency.

# Location Map



# Topographic Map



# Aerial Photo

