

Fayette Co., AL

SEE PHOTOS
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Reference # 538

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

Land For Sale
210 acres
\$462,000

Exclusive Agent For Owner

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- Located in Fayette County, Alabama, about 6 miles south of the town of Fayette and about 45 minutes north of Tuscaloosa, Alabama. It is about 1hour & 20 minutes from Birmingham to the property (via I-22).
- A forested property suitable for a rural home site, timber investment, hunting, & outdoor recreation
- This property has significant timber value. Based on increment boring, the timber is an estimated 30-year-old stand of planted loblolly pine that appears to have been 3rd row-thinned about 10 years ago (call for a copy of the recent timber inventory). Another thin is due and would yield significant income.
- The property touches paved Co Rd 100 and also has a deeded access.
- Water and power available from the county road
- Savage Creek crosses the property for about ¼ mile, and there is a smaller unnamed creek that also crosses the property for about ¼ mile
- This is a good hunting property. There are 6 or 8 wildlife food plots scattered across the property

All distances and acres are estimates and should be independently verified

Driving Instructions

From Tuscaloosa: I-20/59 Exit 71 (at I-359: 45 minutes to the property)

From Exit 71 head north on I-359 for 4.9 miles (through downtown Tuscaloosa and over the Warrior River) to U S Hwy 82. Take a left and go 1.0 miles to U S Hwy 43. Take a right and go 2.1 miles to Alabama Hwy 171. Take a left and go 25.4 miles to Fayette County Rd # 100 (be careful not to take Co Rd 12 which is right there also). Take a left and go north on Co Rd 100 for 5.1 miles (look for mail box # 1323 on the right). At this point the deeded right of way starts on the right (east side of the road). Look for the Cyprus Partners sign on a power pole. Take a right on a paved drive and then take an almost immediate right onto a woods road. Go about 100 feet to a locked gate. This gate is on the property line. From here you will need access arrangements from the listing agent. The road conditions will require a 4-wheel drive vehicle of some sort, or if the ground is wet, we suggest it be walked. Print out the brochure from the web site and take it with you. Call the agent, Tom Brickman, at 205-936-2160, for arrangements.

IMPORTANT NOTICE

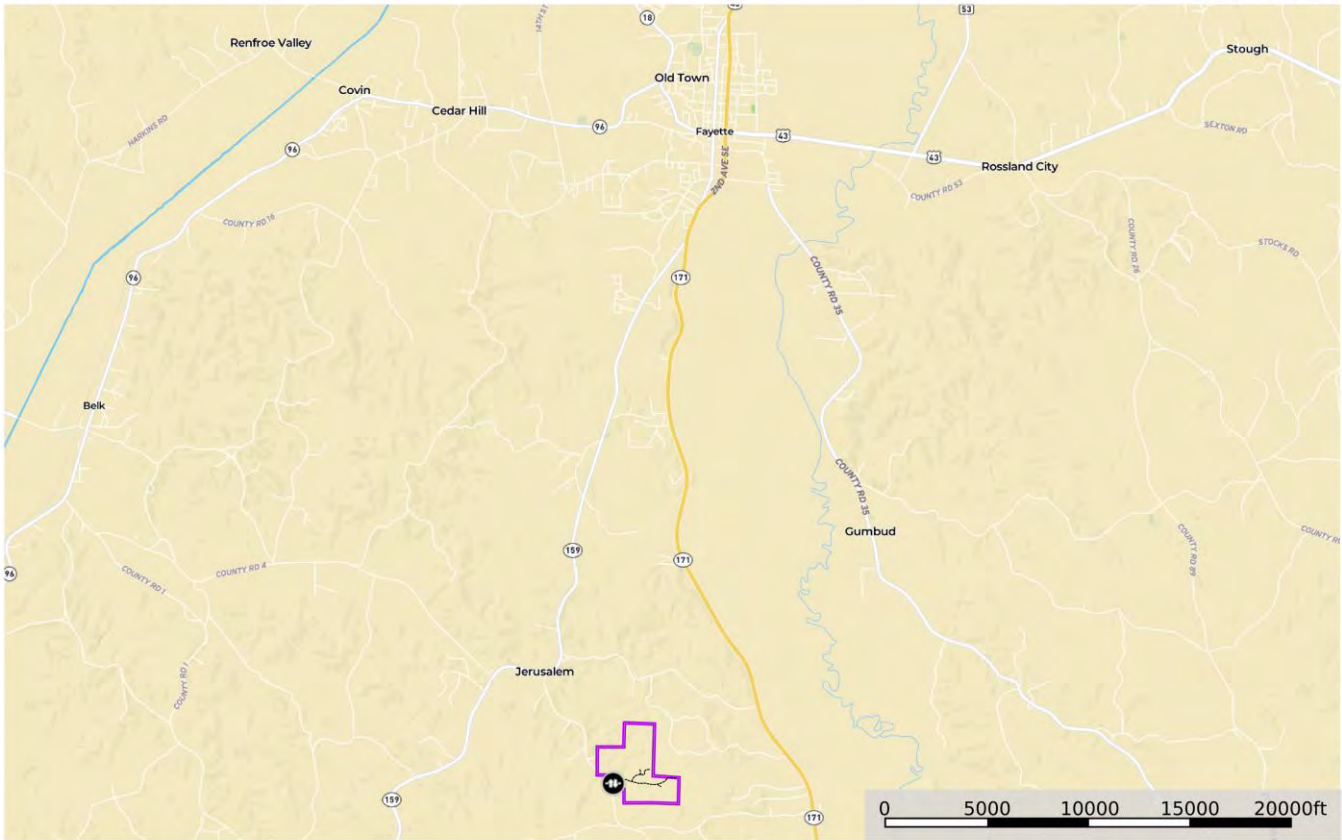
Investment in rural land carries risk and this offering is made with conditions.

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

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Alabama, AC +/-

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Gate --- Road / Trail 1 --- Road / Trail 2 --- Road / Trail 3 --- Road / Trail 4 dedeed ROW boundary line

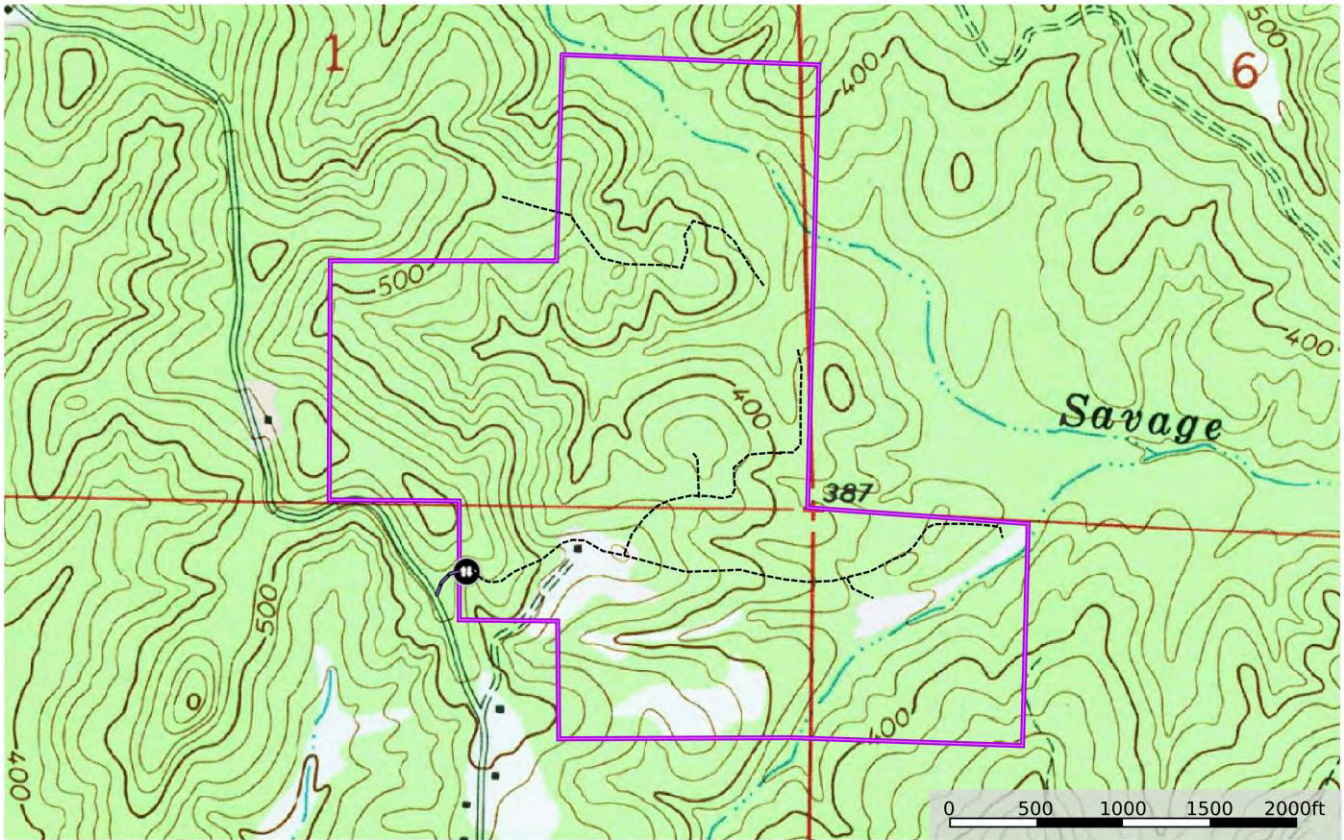
Tom Brickman
P: 205-936-2160 www.cypruspartners.com

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Topographic Map

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Alabama, AC +/-

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Gate --- Road / Trail --- Road / Trail --- Road / Trail --- Road / Trail --- dedded ROW --- boundary ltr

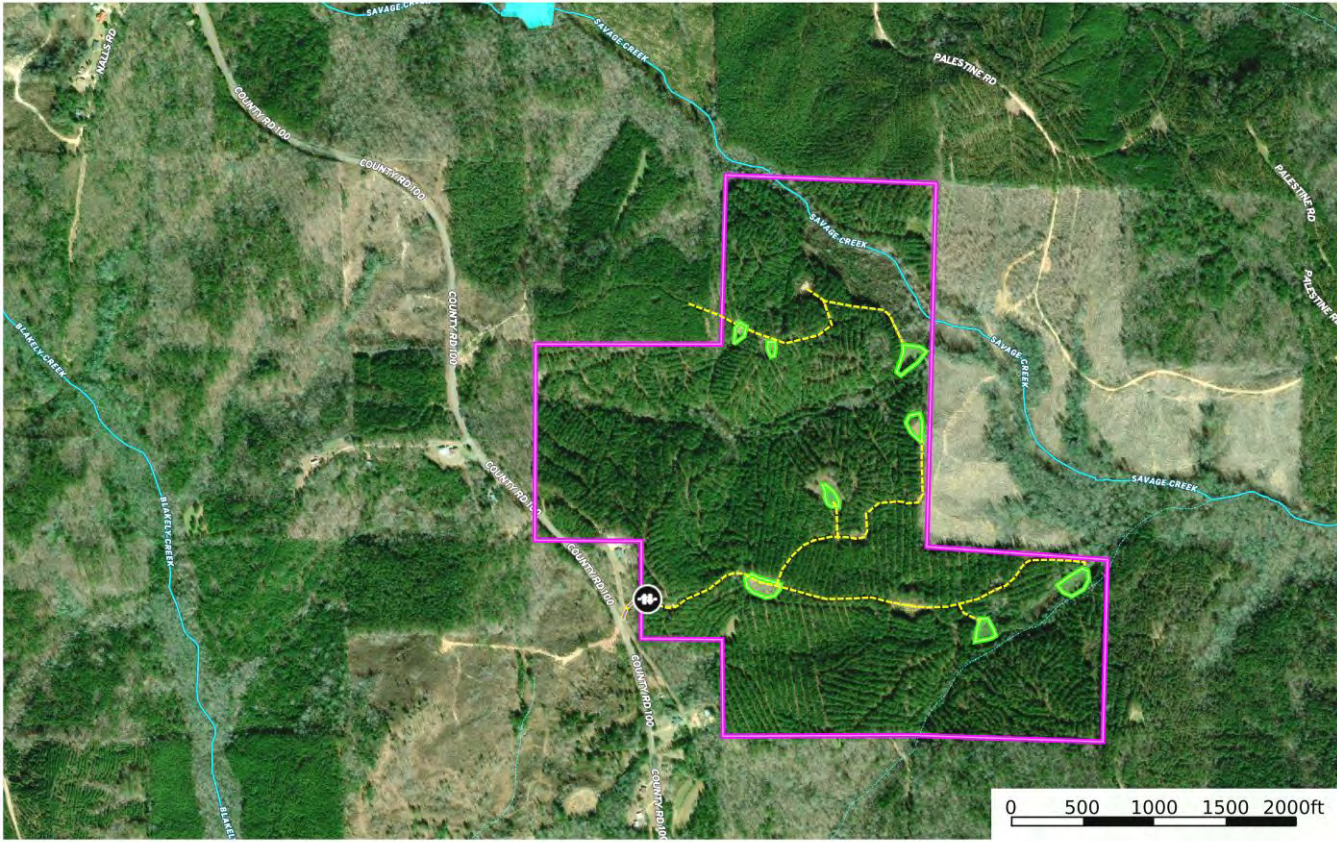
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Aerial Photo

map_aerial_pennington210
Alabama, AC +/-

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- Gate
- Road / Trail
- Road / Trail 1
- Road / Trail 2
- Road / Trail 3
- Road / Trail 4
- Road / Trail 1
- deded ROW 1 1
- boundary lilr
- food plot
- Stream Intermittent
- River/Creek
- Water Body

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