

Walker Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 539

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

Land For Sale

118 acres

\$247,800

Exclusive Agent For Owner

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- Located in south Walker County about 6 miles from I-22 Exit 70 (Cordova – Parrish). It is about 35 minutes from Birmingham to the property (from the intersection of I-22 and I-65)
- The property fronts for about 1/3 of a mile on a rough paved county road (Aldridge Rd)
- There is power on the property. City water is about 200 or 300 feet south of the property on Aldridge Rd
- This is an excellent property for timber production, hunting and outdoor recreation
- Significant portions of this property have been strip mined for coal and reclaimed. This may limit some intended uses. For example, subsidence, the lack of natural soil and/or a rocky surface, or health department conditions on the installation of a septic system are possible. There are risk associated with building on reclaimed land. You can learn more at this link:
<https://dam.assets.ohio.gov/image/upload/ohiodnr.gov/documents/minerals/amlguide.pdf>
- Many farmers in the area find reclaimed land good for cattle production
- Mineral rights are excluded from this sale
- There are about 20 acres of planted pines ready for thinning. There are also about 32 acres of hardwood and natural pine timber, and about 66 acres of open ground mostly in brush and scattered timber
- Please contact the listing agent, Tom Brickman, 205-936-2160, to schedule a visit to the property or to get more info.

All distances and acres are estimates and should be independently verified

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.

Driving Instructions

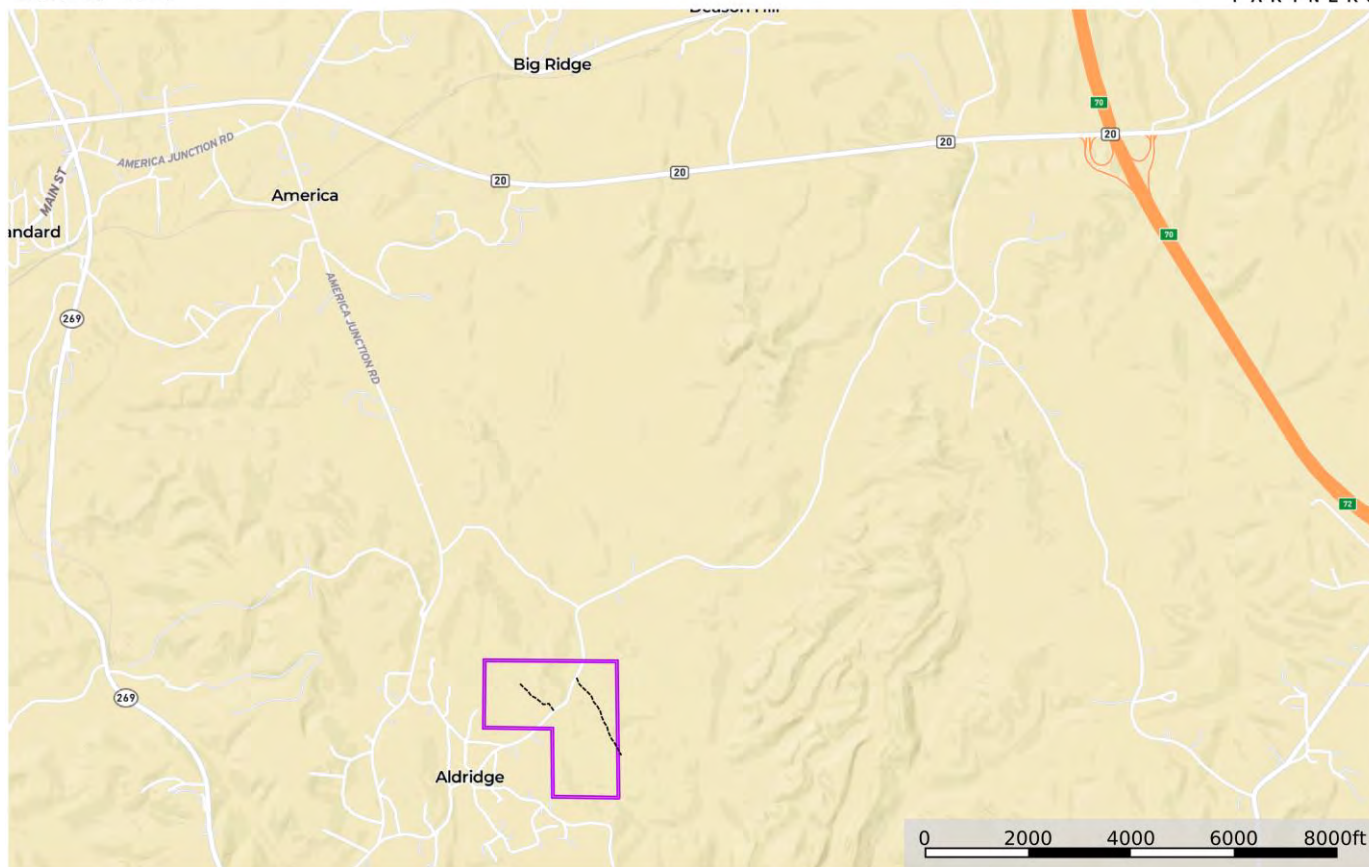
From the intersection of I-65 and I-22 (Exit 265 in Birmingham: about 35 minutes to the property)

From Exit 265 head west on I-22 towards Jasper, Alabama, for 25.6 miles. Take Exit 70 (Cordova-Parrish Rd) and turn left (west) at the end of the exit ramp. Go 3.2 miles and take a left onto America Junction Rd. Go 400 feet and bear left to stay on America Junction Rd. Go 2.2 miles to Vining Rd (if you are using Google Maps, be aware Collinswood Place does not exist). Take a left on Vining Rd and go 0.2 miles and bear to the left onto Aldridge Rd. Go 0.4 miles to the south line of the property where you'll see an abandoned cargo trailer on the right side of the road. You are now on the property which will be continuously on both sides of the road for the next 0.3 miles. From the abandoned cargo trailer, go 0.2 miles further to a locked gated dirt road on the right (south side) with a Cyprus Partners sign on the left. You will need access arrangements with the agent to enter this gate. Call the agent, Tom Brickman, 205-936-2160 for more information.

Location Map

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Alabama, AC +/-

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--- Road / Trail 1 --- Road / Trail 2 --- boundary line

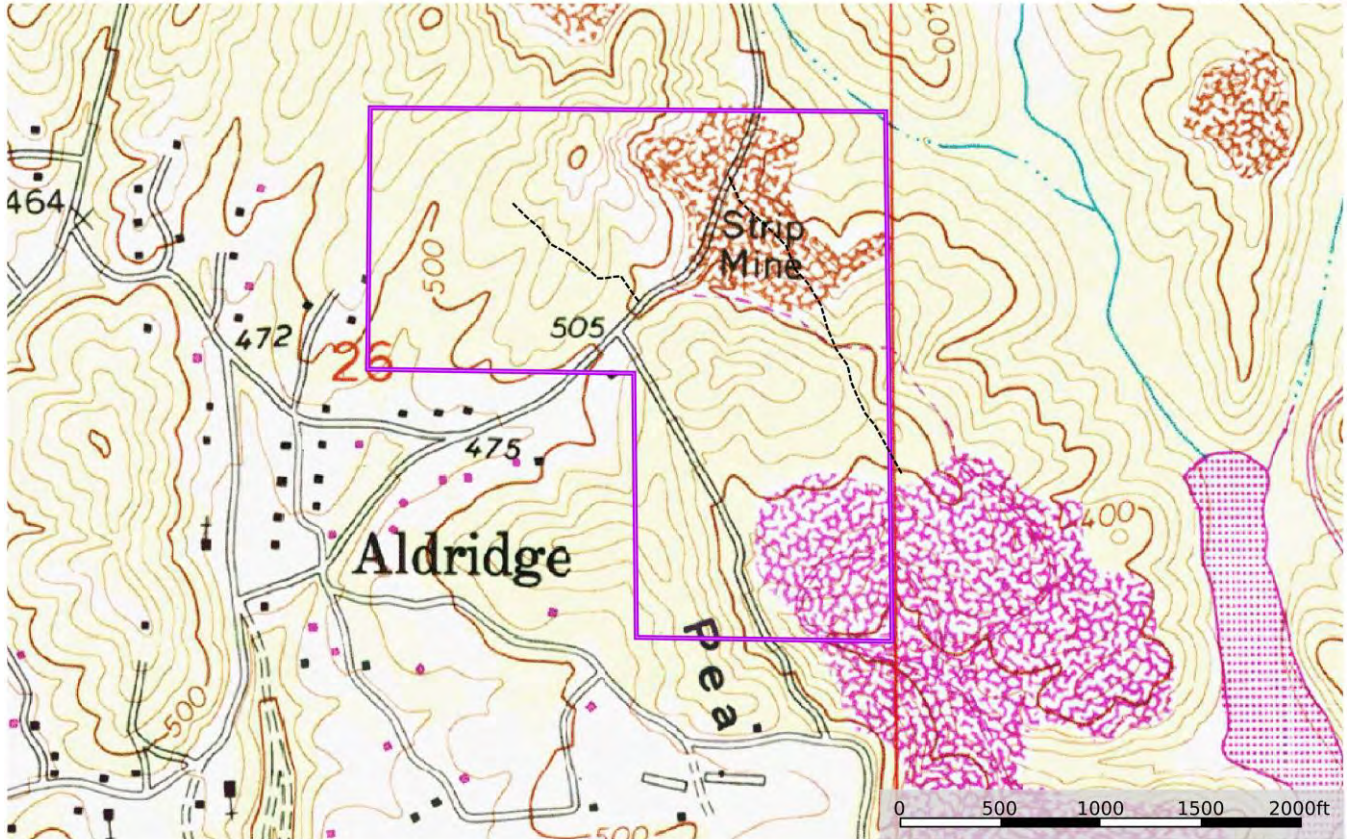
Tom Brickman
P: 205-936-2160 www.cyruspartners.com

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Topographic Map (prior to strip mining and reclamation)

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Alabama, AC +/-

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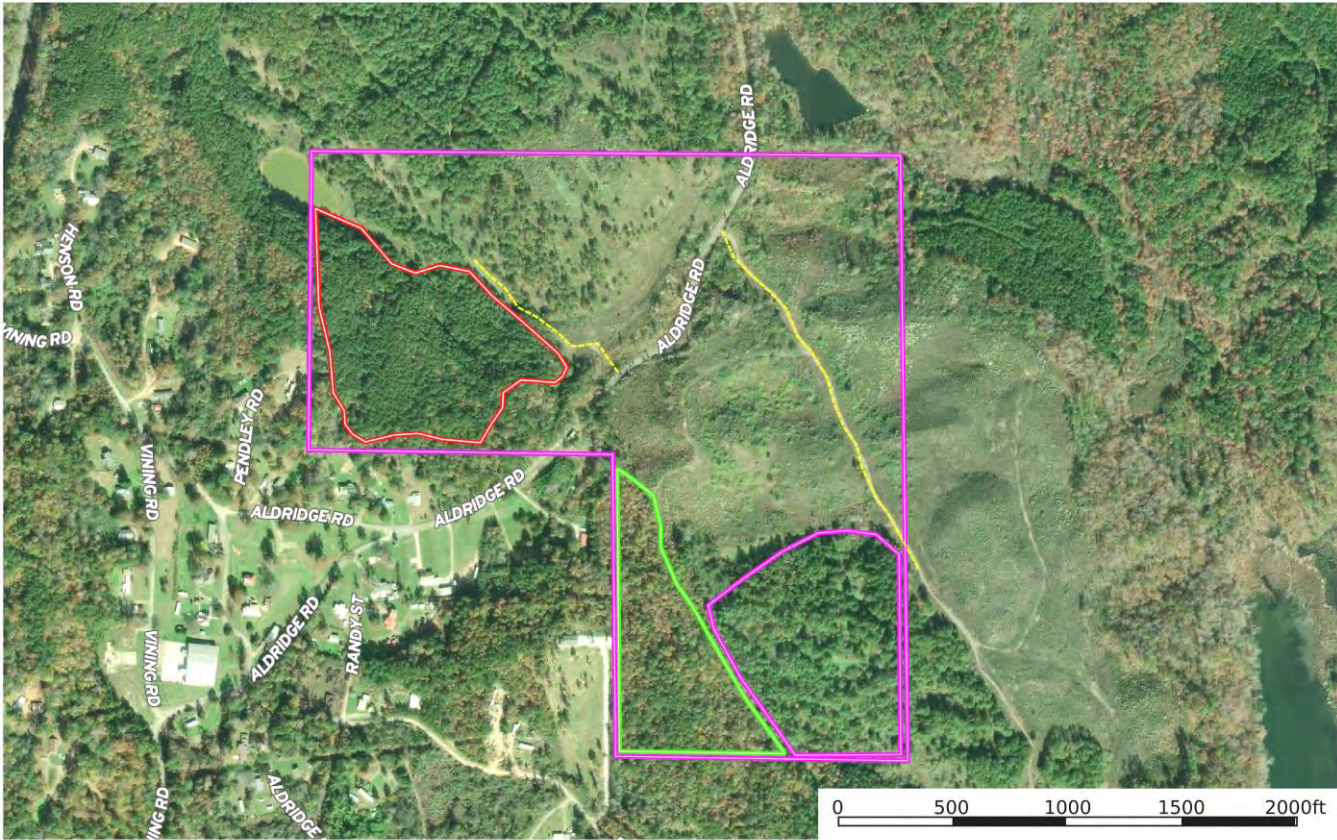
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Aerial Photo

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Alabama, AC +/-

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— Road / Trail — boundary line — volunteer pine — mixed hardwood / — planted pine

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Google Earth Image – 1999

