

# Cullman Co., AL

**SEE PHOTOS**  
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Reference # 546

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

## Land For Sale

**22 acres**  
**\$129,800**

Exclusive Agent For Owner

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- Located in south Cullman County, Alabama, about 17 miles from I-65 Exit 291 (Hanceville/Colony). It is about 45 minutes to Birmingham, 30 minutes to Cullman, and 20 minutes to Jasper
- The property is also located near [Smith Lake](#), an Alabama Power lake of 21,000 acres and over 600 miles of shoreline. It is 5.2 miles from the property to the public boat launch just west of the dam
- The property has power and water available
- The property fronts on AL Hwy 69 for about 1,300 feet and on Co Rd 25 for about 750 feet
- This is an excellent location for your home in the country. There are a number of places suitable for a residence with access off of Hwy 69 and Co Rd 25. It's a good neighborhood with utilities, gently topography and paved access
- A small un-named creek also crosses the property for about 850 feet
- The property is all forested, and is a mix of volunteer pine and hardwood that has grown back since the last timber harvest about 20 years ago
- The trails shown on the aerial photo are abandoned and can't be driven, but are great for walking on.
- An adjacent 13-acres is also available. Location shown on the brochure maps
- You are welcome to look on your own. Print out the brochure from the web site and take it with you for the maps and aerial photos. Or, call the agent, Tom Brickman, 205-936-2160 for an appointment or for more information

*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.

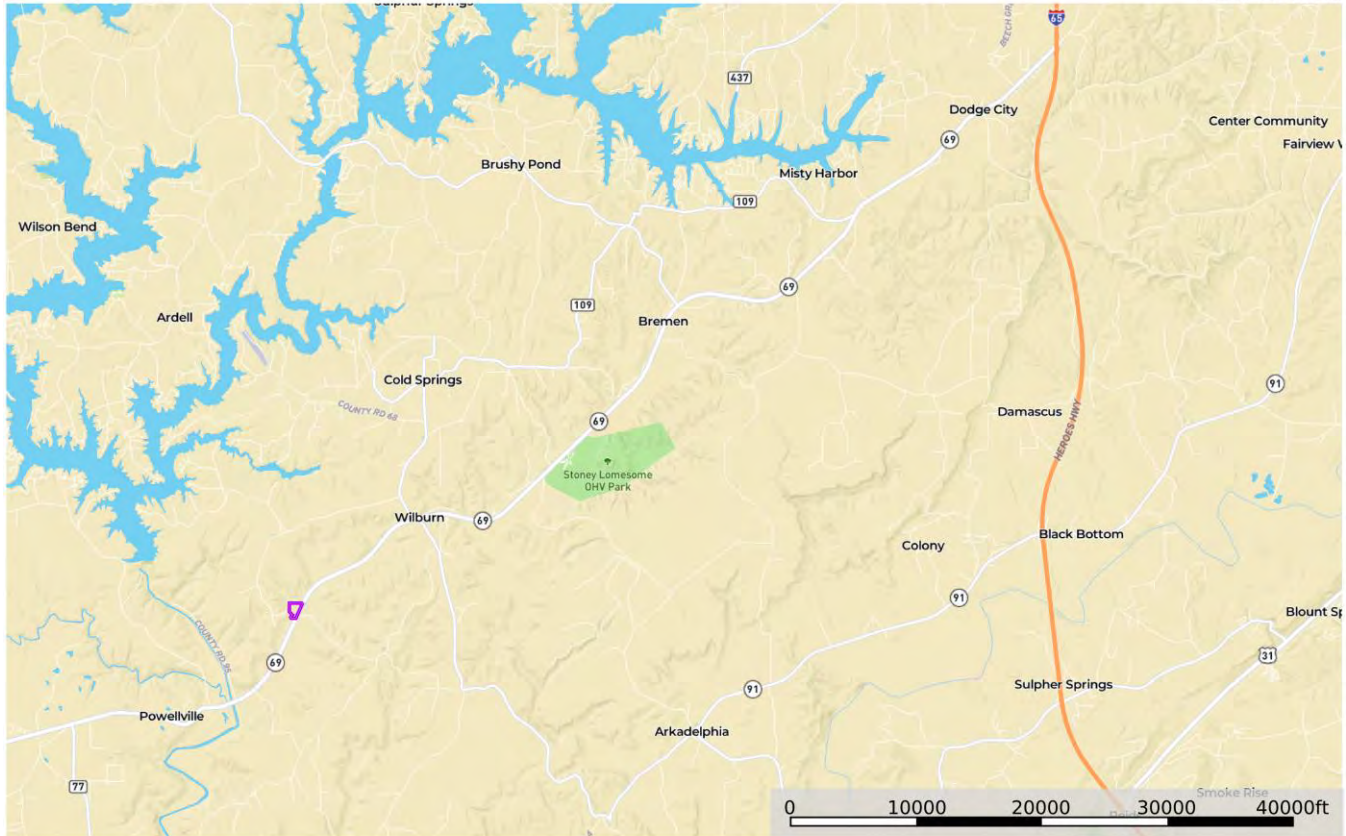
# Driving Instructions

From the intersection of I-65 and I-20 (in Birmingham: about 45 minutes to the property)  
Head north on I-65 toward Cullman for 30.9 miles. Take Exit # 291 (Hanceville/Colony) and go left (west) on AL Hwy 91 for 17.0 miles. Take a left onto AL Hwy 69 and go 2.4 miles south to where Co Rd 25 crosses Hwy 69. You are now at the south line of the property. Heading back north where you just came from, the property is continuously on the left (west) side of AL Hwy 69 for about 1,300 feet. The property also has about 750 feet of frontage on Co Rd 25. You are welcome to look on your own. Print out the brochure from the web site and take it with you for the maps and aerial photos. Or, call the agent, Tom Brickman, 205-936-2160 for an appointment or for more information.

## Location Map

map\_location\_austin22  
Alabama, AC +/-

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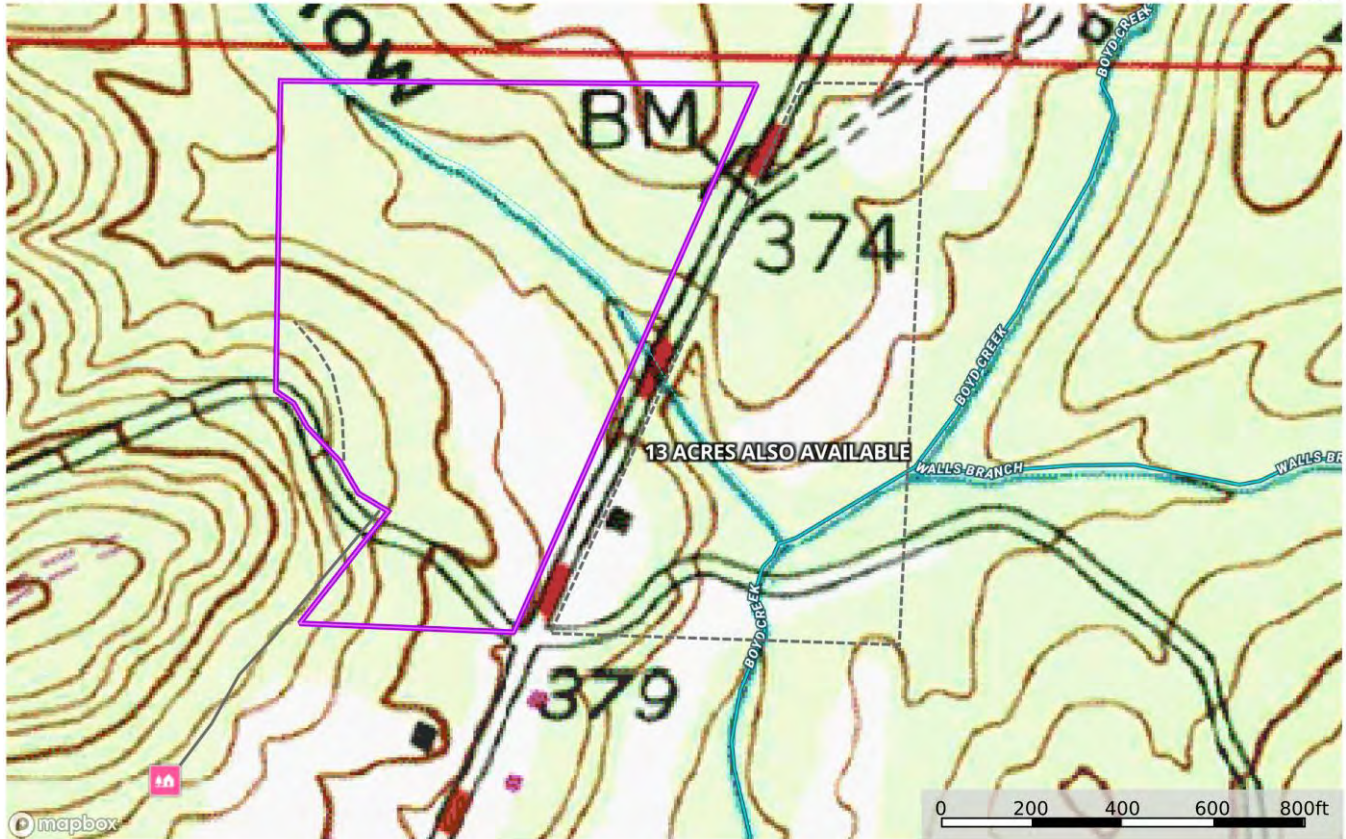
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**id.** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# Topographic Map (20-foot contour interval)

map\_topo\_austin22  
Alabama, AC +/-

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mapbox  
Cabin also available 1 Primary Road 1 Road / Trail 1 boundary Stream, Intermittent River/Creek Water Body

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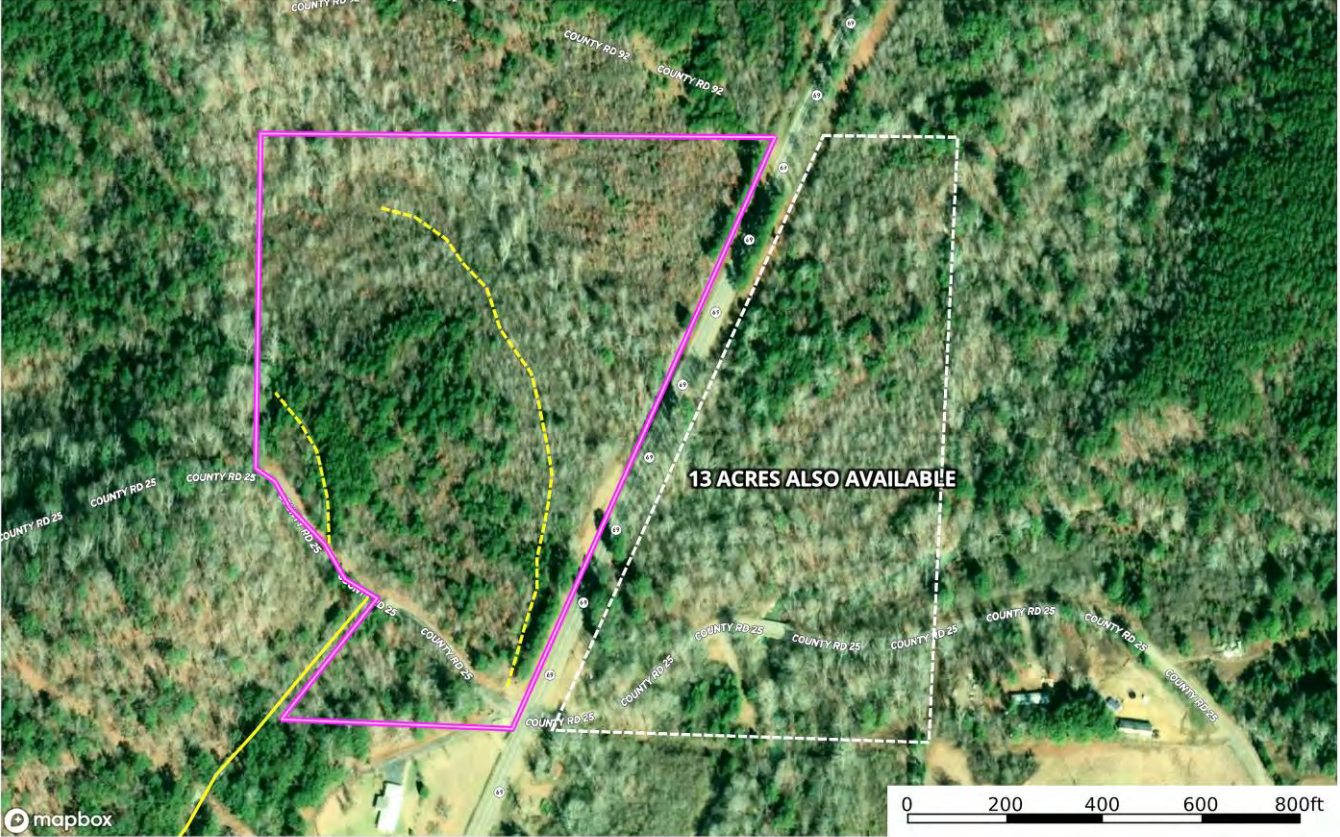
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# Aerial Photo

(abandoned trails below in yellow are not drivable)

map\_aerial\_austin22  
Alabama, AC +/-

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Cabin    also available    Primary Road    Abandoned trail    Abandoned trail    boundary

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