Greene Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 579

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

Land For Sale

893 acres

$4,900,000

Exclusive Agent For Owner

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- A spectacular deer and turkey hunting property located in NW Greene County, Alabama about 20 minutes from Eutaw and 42 minutes from Tuscaloosa. Shopping is 11 minutes to Aliceville
- The 893-ac property is part of a 1,725-acre privately owned estate under the same ownership for 27 years and has never been offered to the market before
- Professionally managed for 27 years by a certified wildlife biologist with the "no-expense-spared" goal of maximizing the quality of deer and turkey hunting. Greene County is well known in Alabama for its quality deer
- The property consists of two tracts of 571 acres (west side) and 322 acres (east side), offered only as one purchase. The two tracts are about 8/10 of a mile apart
- The property has a wonderfully diverse mix of land uses including an 8-acre lake and twenty separate fields totaling 162 acres. The field uses are a mix of cultivated, pasture and wildlife openings. The balance of the property is in mature timber that is a mix of creek hardwoods, natural pine, and 253 acres of planted pines
- Both tracts have paved road frontage, power and water service
- There is a cabin overlooking the 8-acre lake with a pier
- Shown by appointment only to qualified purchasers. Call the listing agent, Tom Brickman, 205-936-2160, for more info or to arrange a visit

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.

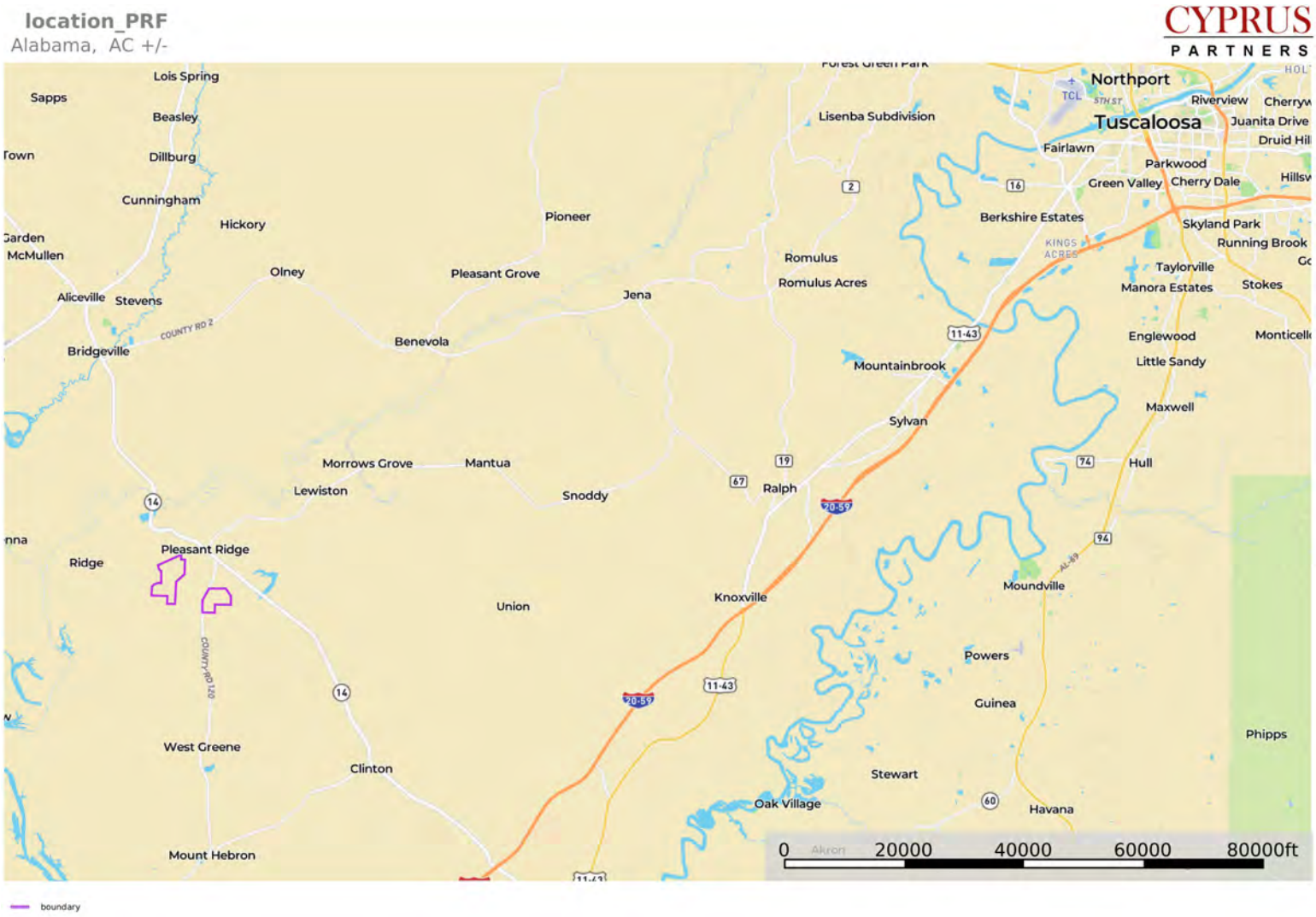
This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty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

Google Maps Pin – Click Here →: Front Gate To Property

From the intersection of I-20/59 and I-359 (in Tuscaloosa, about 42 minutes to the property). Shown by appointment only. From Tuscaloosa, head south towards Meridian on I-20/59 for 30.4 miles to Exit 40 (AL Hwy 14/Eutaw/Aliceville). Take Exit 40 and head northwest towards Aliceville on Alabama Hwy 14 for 5.3 miles to Clinton. In Clinton, take a right to stay on Hwy 14 and go another 9.6 miles to County Road 117. Take a left onto Hwy 117 and go 1.3 miles to the gated entrance to the lake and cabin on the 571-acre tract (left side of road). The showing will start from this gate.

Location Map



Tom Brickman
P: 205-936-2160
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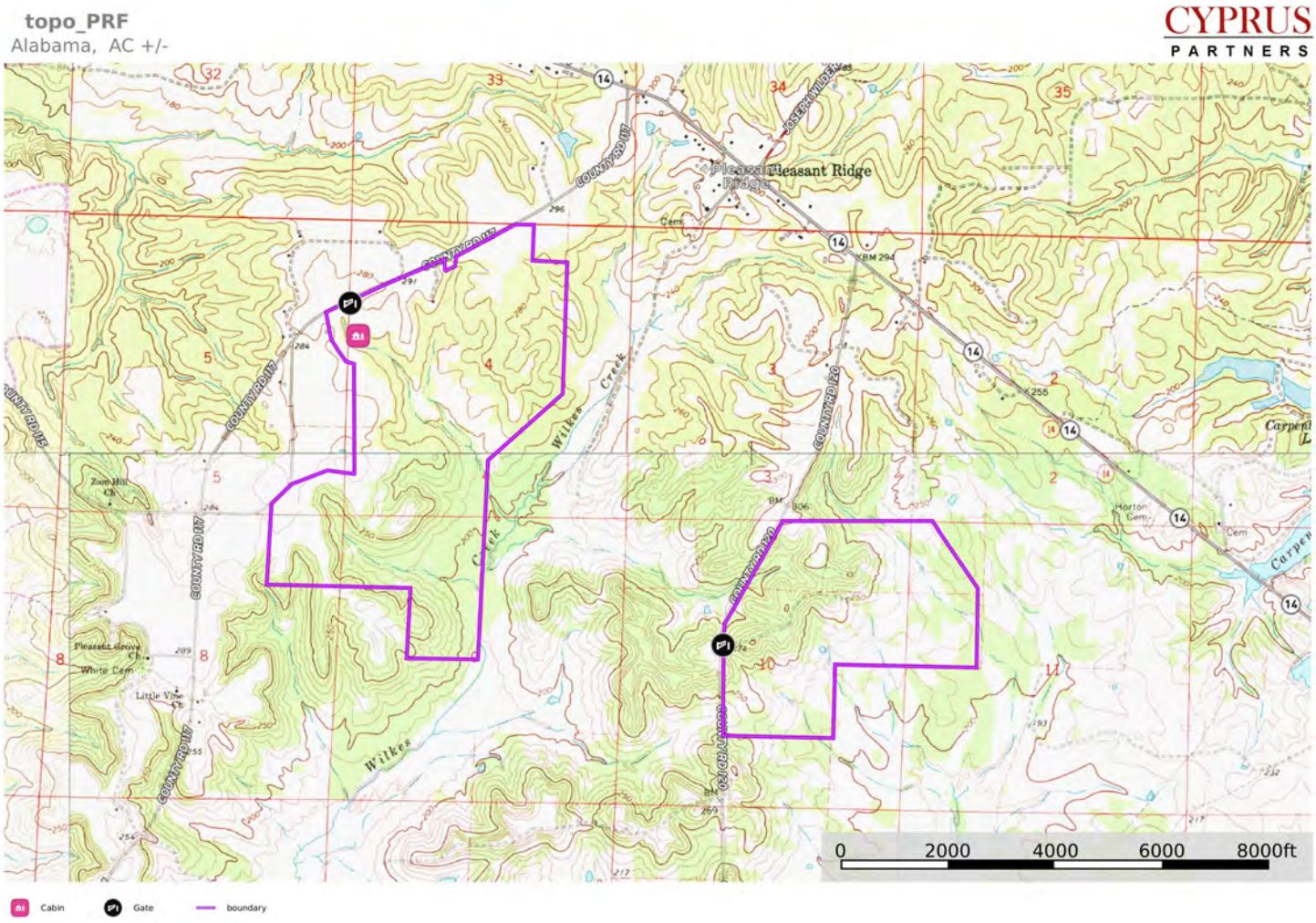
Topographic Map



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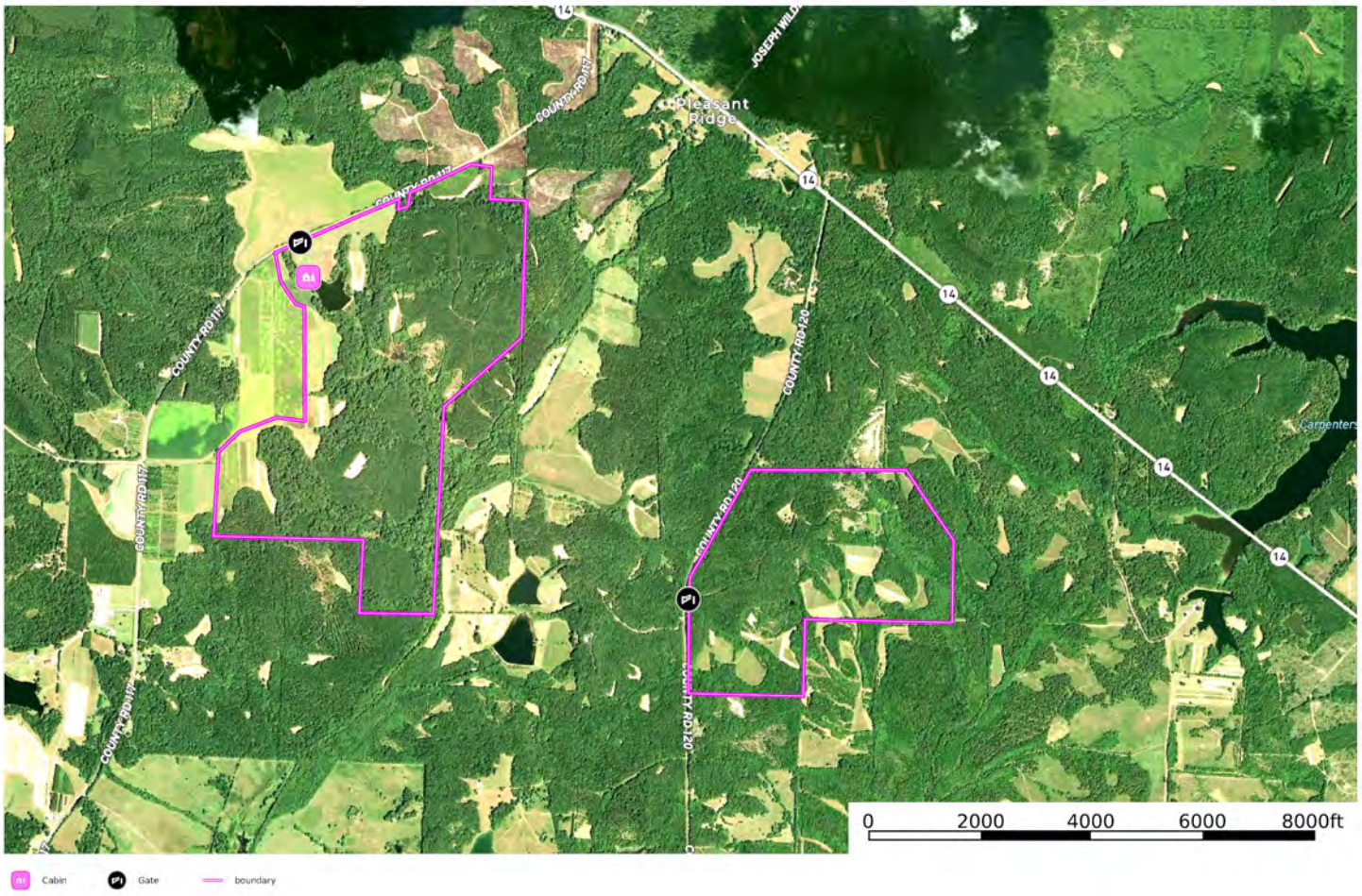
Aerial Photo