Escambia Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 577C

More info at
334-312-4258
Agent: Mark Bailey

Land For Sale

116 acres

$382,800

Exclusive Agent For Owner
CYPRUS
PARTNERS

- Located in SE Escambia County about 17 miles east of Brewton (as the crow flies) and about 5 miles from the Florida line
- Great place for a rural home site, hunting or outdoor recreation
- Numerous building sites across much of the property. Topo is rolling mostly upland, with about 140-foot elevation change over ½ mile
- About 315 feet of frontage on paved Co Rd 11 (Dixie Hwy)
- Access to the interior is on a gated woods road off Dixie Hwy at the southeast corner of the property (see maps)
- Access to electrical service is about 800 feet south of the entrance gate along Dixie Hwy. There is no water service
- The property is all forested in a mix of pine & hardwood (not a clear-cut property)
- There are almost 1 mile of “blue-line” creeks crossing the property. On the west end these develop into about 10 acres of marshy timbered flats
- Located within the boundaries of Conecuh National Forest but does not join NF land
- Minerals are not included in the sale
- Call the listing agent, Mark Bailey, 334-312-4258, for more info or to arrange for a guided visit
- You are welcome to look at the property on your own. In this case, we suggest you print out the brochure on the web site and take it with you. This gives you a live Google Maps pin to the gated entrance, topo map and aerial photo to aid your visit. Before driving to the property, be sure to call the listing agent for gate access 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

Google Maps Pin To Access Gate - CLICK HERE

From Brewton: from the intersection U S Hwy 31 and AL Hwy 41 (about 30 minutes to the property).
Head south on AL Hwy 41 for 1.2 miles and take a left onto U S Hwy 29. Go east toward Andalusia for 8.8 miles and take a right onto Co Rd 4 (Bradley Rd). Go 11.2 miles and take a left onto Dixie Hwy. Go ¾ miles to the property entrance gate on the left (west side of road). Look for the Cyprus Partners "for sale" sign at the gate.

From Andalusia: from the intersection of U S Hwy 84 and U S Hwy 29 (about 36 minutes to the property).
Head south on U S Hwy 29 toward Brewton and go 20.6 miles. Take a left onto Co Rd 11 (Dixie Hwy) and go 6.5 miles to the property entrance gate on the right (west side of road). Look for the Cyprus Partners "for sale" sign at the gate.

You are welcome to look at the property on your own. In this case, we suggest you print out the brochure on the web site and take it with you. This gives you a live Google Maps pin to navigate to the entrance gate, topo map and aerial photo to aid your visit. The entrance gate is locked. So, before driving to the property, be sure to call the listing agent for gate access info.

Location

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Alabama, AC +/-

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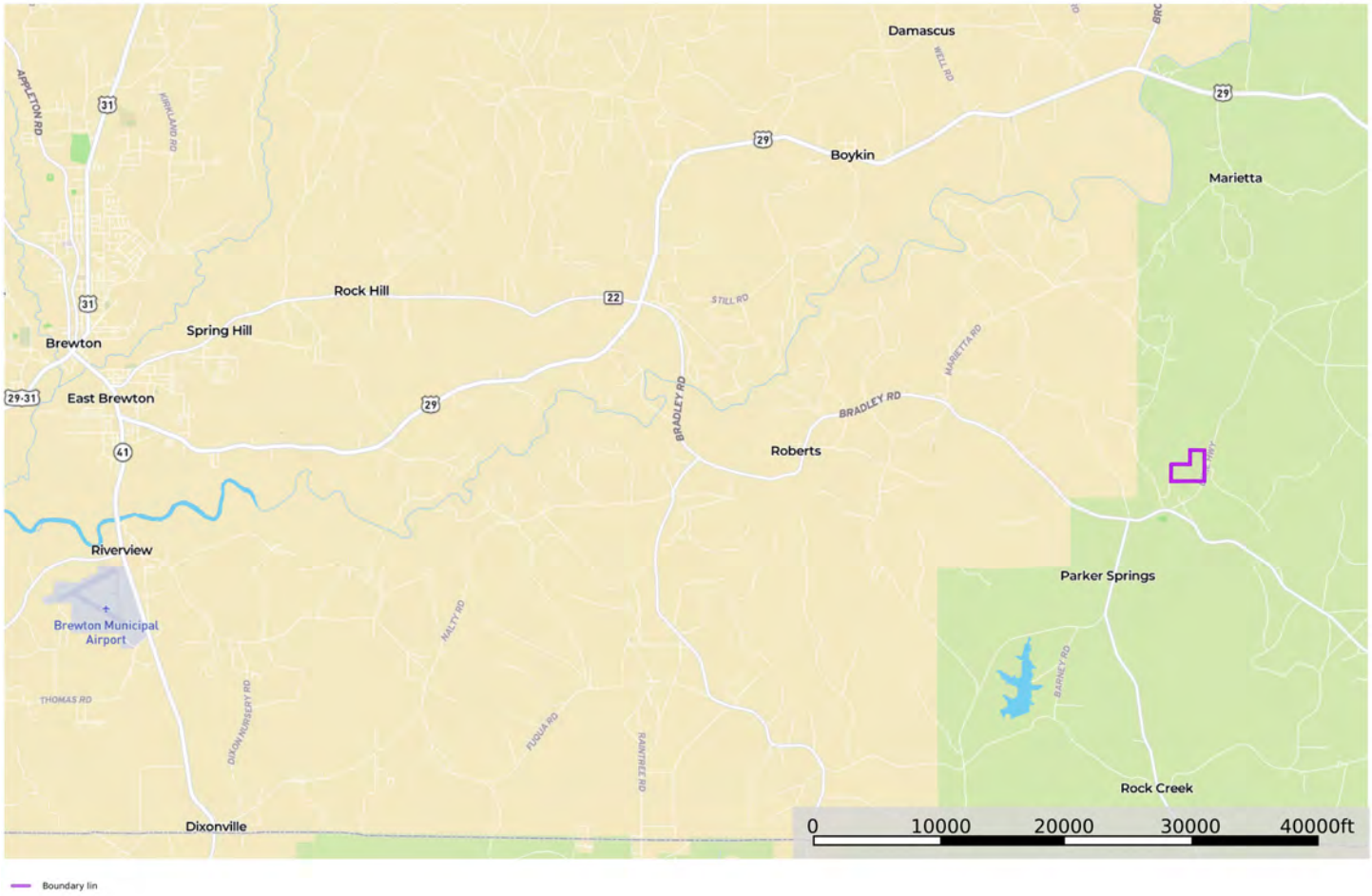

Boundary lin

Map

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

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

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Alabama, AC +/-

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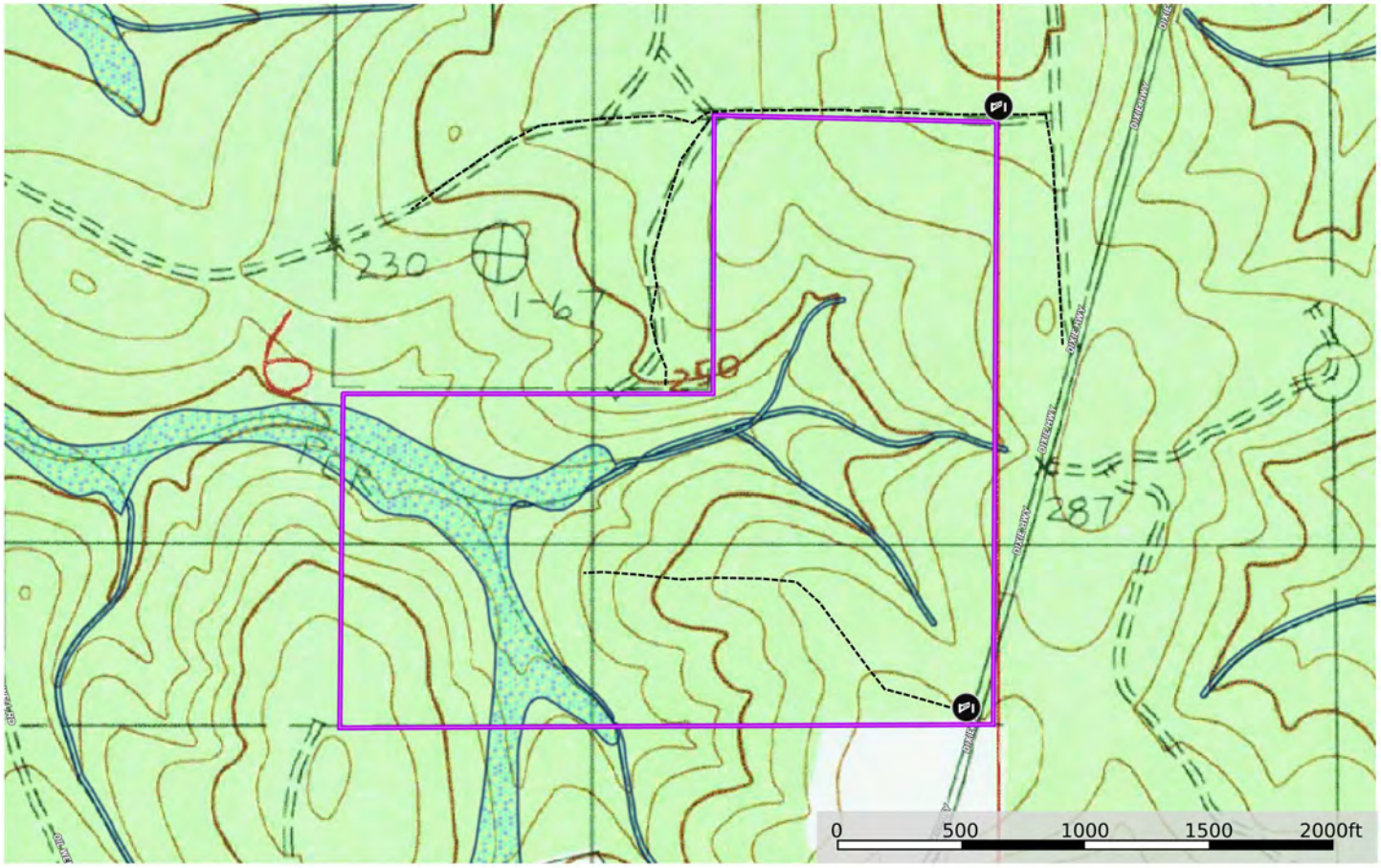

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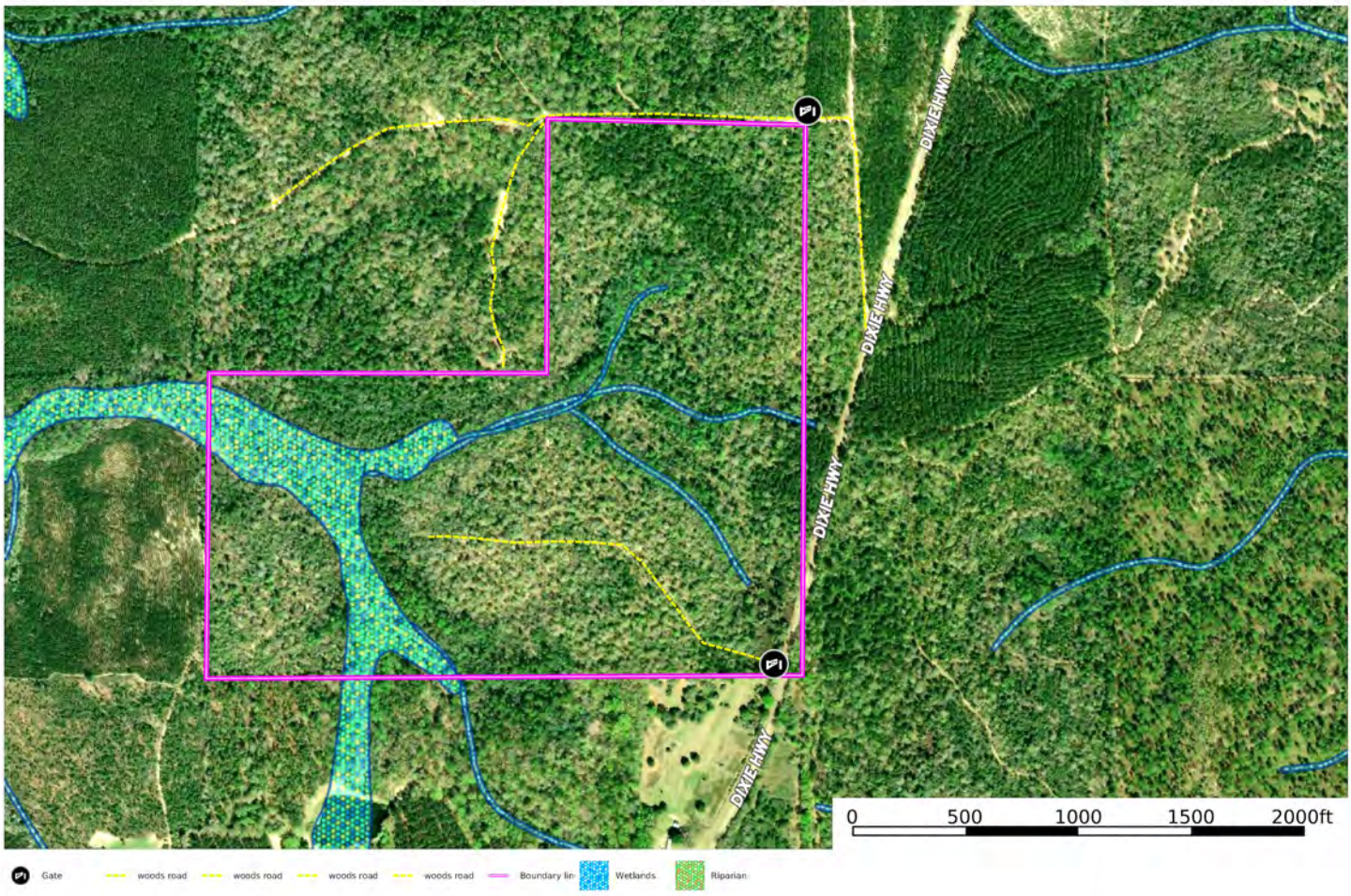
Aerial Photo