Escambia Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 577D

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

Land For Sale

64 acres

$230,400

Exclusive Agent For Owner
CYPRUS
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- Located in SE Escambia County about 17 miles SE of Brewton (as the crow flies) and about 1.5 miles from the Florida line
- Great place for a rural home site or investment-grade timber asset
- About 370 feet of frontage on paved Co Rd 11 (Bear Creek Rd)
- Property has water and power service
- Abuts Conecuh National Forest for about 1 mile on north and east sides
- Many excellent building sites because the terrain is level and all in upland topography
- Substantial income potential from timber. The current use is timber production and it has 28 ac of mature loblolly pine planted in 2005. It also has 20 acres of 3-year-old clearcut which could be easily replanted or cleared for pasture. There are also 2 gas well sites. Minerals are not included in the sale
- Good internal access with a well-maintained dirt road running the length of the south line
- 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 entrance, topo map and aerial photo to aid your visit. A gate about half-way down the access road is usually open. If it's locked, you will need to park and walk around it to reach the backside of the property

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 Road – 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 10.6 miles and take a right onto Beaver Creek Rd. Go 3.6 miles to the entrance to the property on the left (east side of road). Look for the Cyprus Partners sign.

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 7.2 miles to Co Rd 4 (Bradley Rd). Go 0.6 miles and take a left onto Co Rd 11 (now called Beaver Creek Rd). Go 3.6 miles to the entrance to the property on the left (east side of road). Look for the Cyprus Partners sign.

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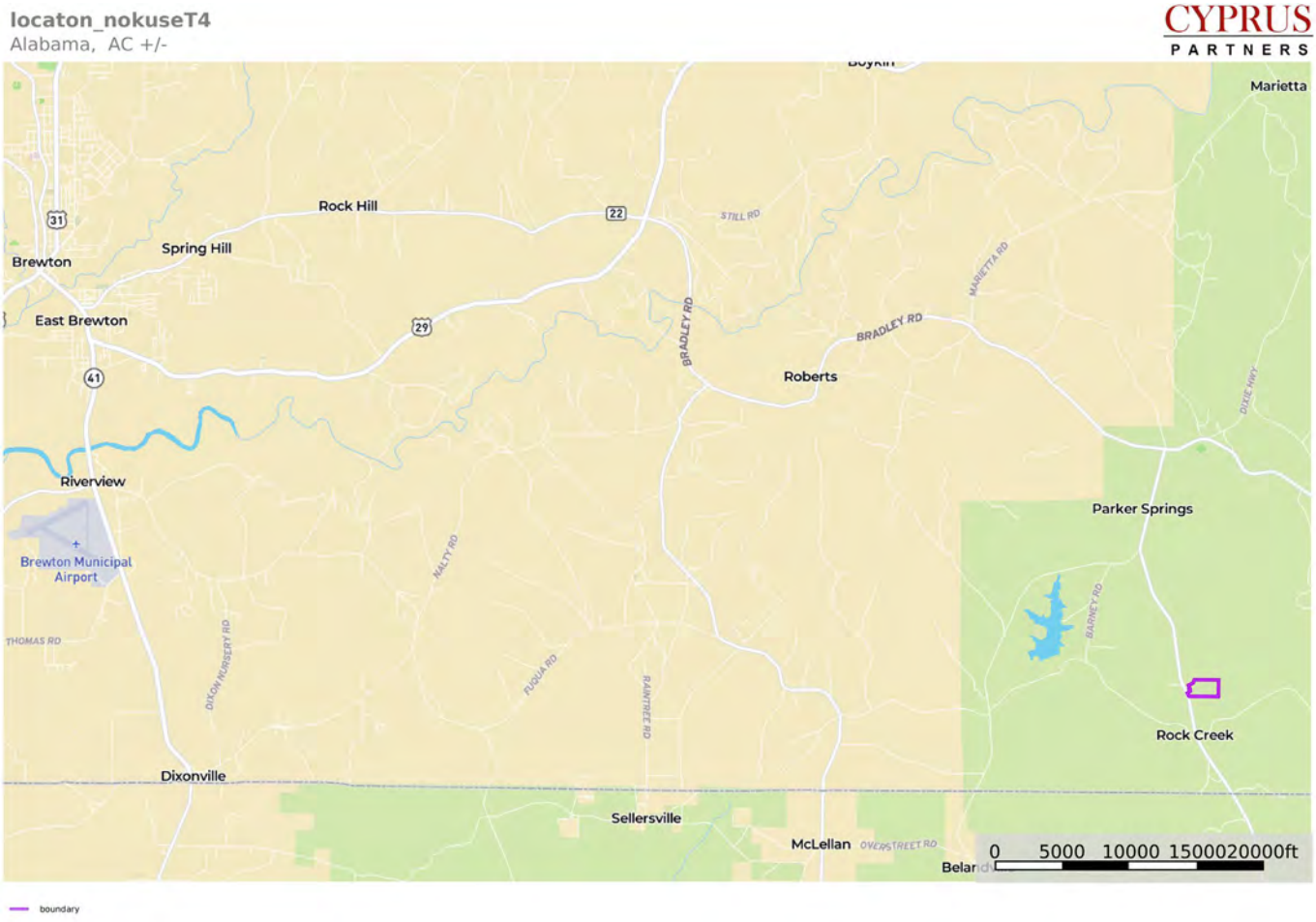
Location



Map

Topographic Map

topo_nokuseT4
Alabama, AC +/-

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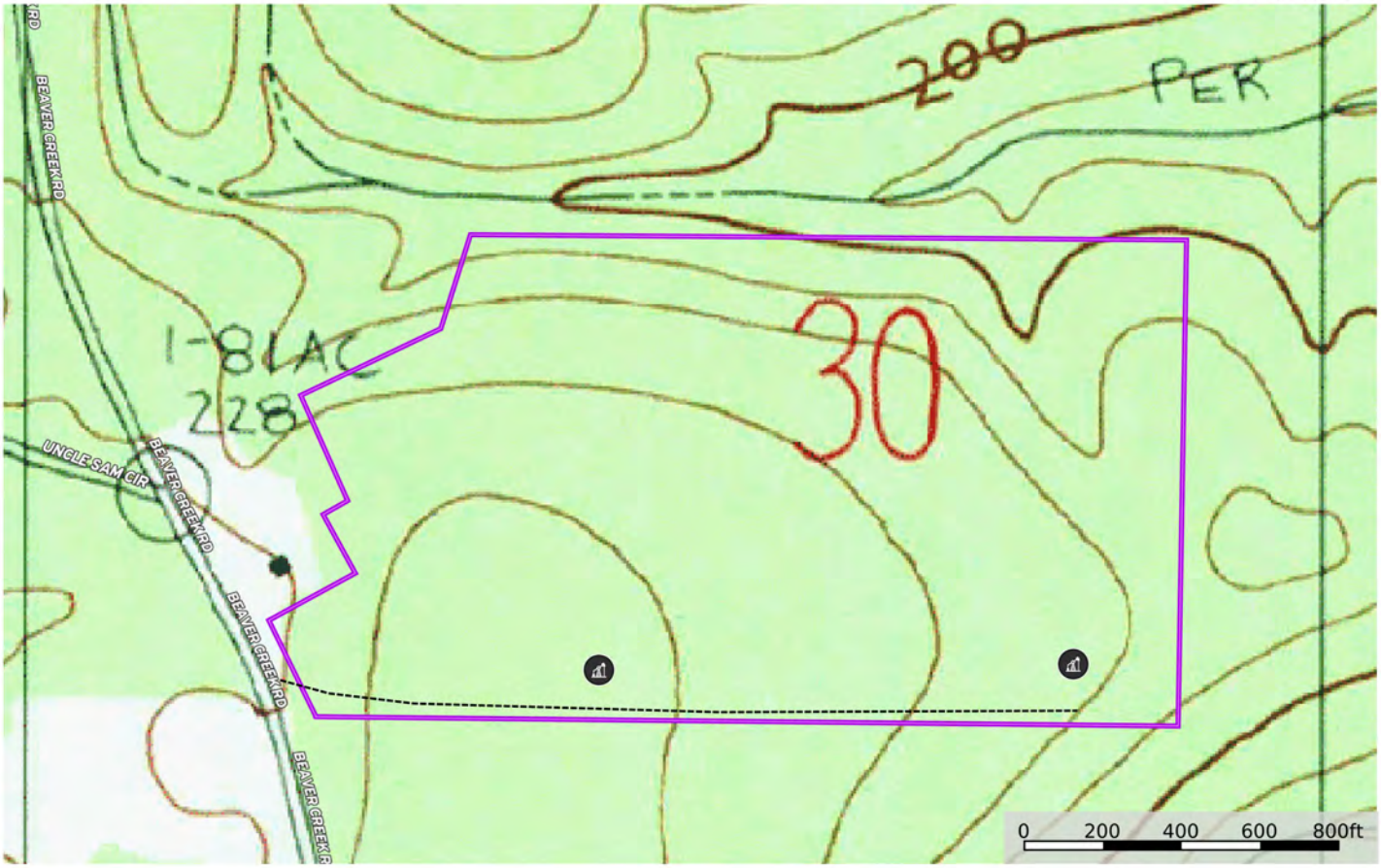

Tom Brickman
P: 205-936-2160
www.cypruspartners.com

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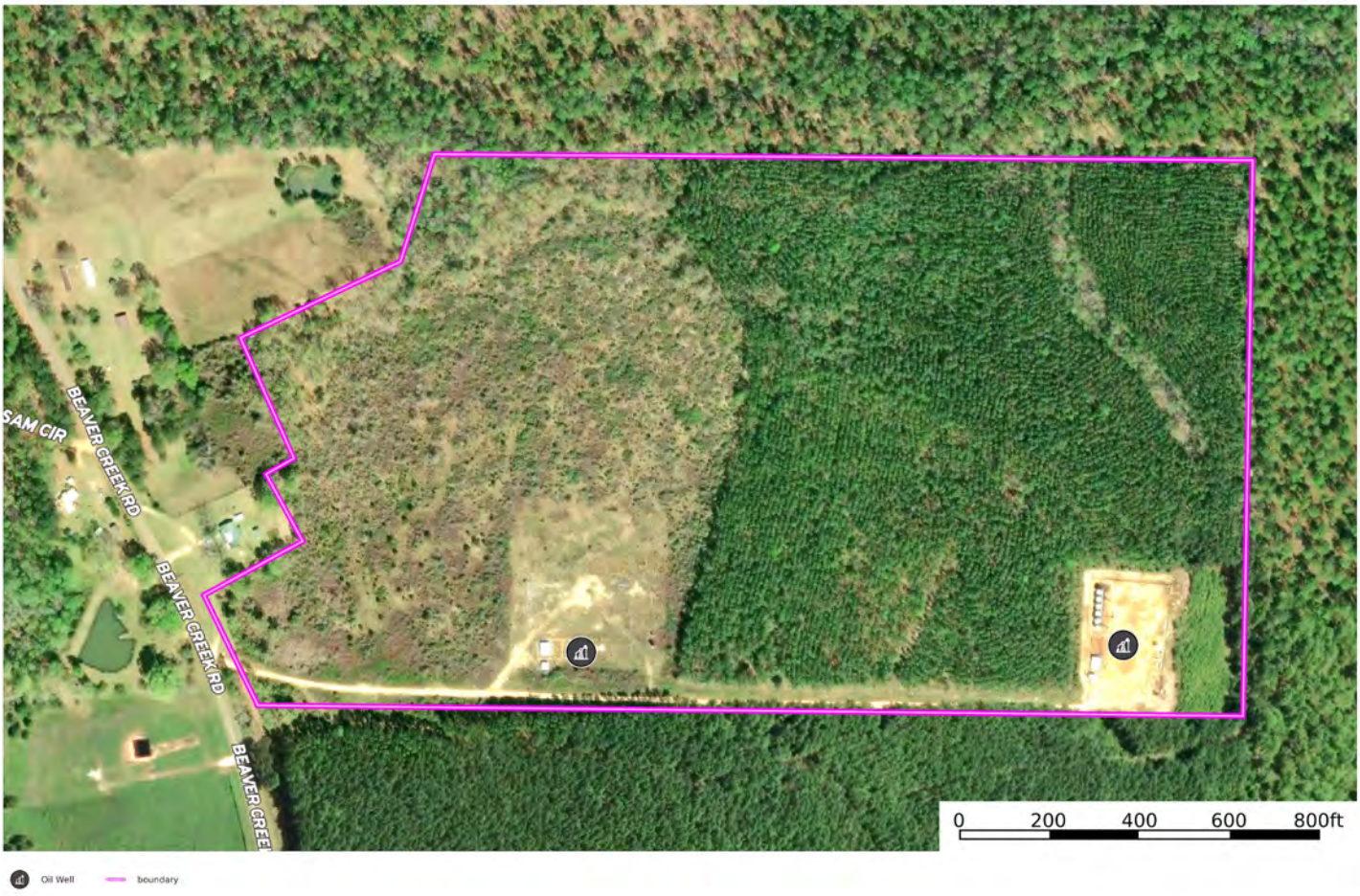
Aerial Photo



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