

Limestone Co., AL

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Reference # 352

More info at
256-684-3407

Land For Sale

137 acres +/-

\$445,250

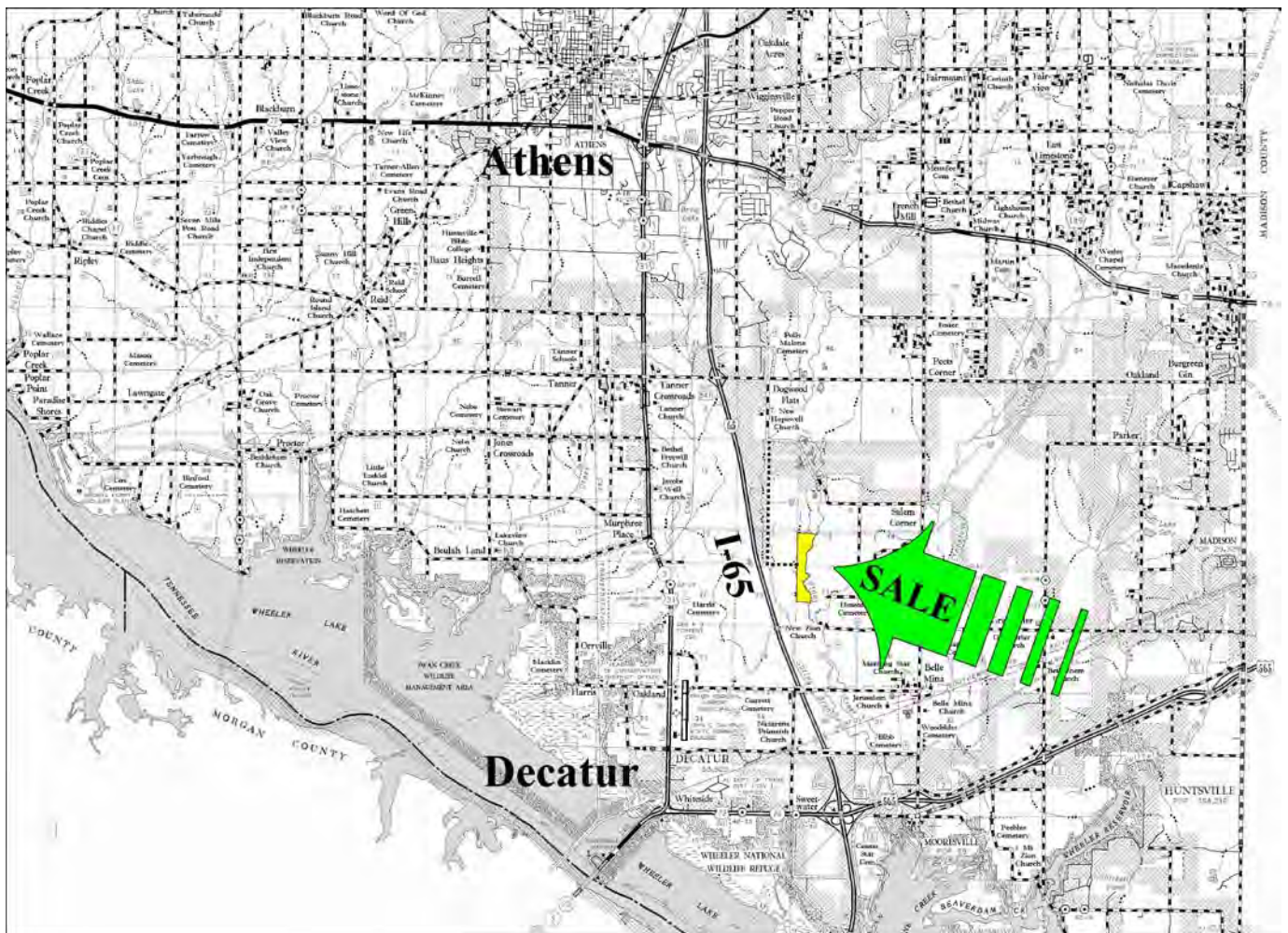
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in Limestone County mid-way between Decatur & Athens
- 15 minutes from I-65 Exit # 347. 10 minutes to Huntsville Airport
- Excellent duck & deer hunting. 5 duck ponds have been built on the property
- Property subject to WRP conservation easement. Hunting & fishing allowed. Farming, development & permanent structures (without wheels) not allowed
- Access is 3 miles across adjoining private landowners but is a deeded, high & dry, well-established dirt road behind a locked gate. Access is by appointment only. Call agent to arrange a showing
- 60 acres of open land (brushy fields, food plots, etc). Balance in hardwood timber along creeks, slews and drains
- 1 mile of frontage on Piney Creek

All distances and acres are estimates and should be independently verified



NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner makes any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, and fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

Directions from I 65 N Exit # 347 (15 minutes to property)

- From I-65 N Exit 347, go east on Huntsville Browns Ferry Road for 0.7 miles
- Take a right on Dogwood Flats Road and go about 7/10 of a mile to a locked gate just past the church. The property is 3 miles behind the gate.
- Access is by appointment only. Call agent to arrange a showing.
- The church is located at Lat: 34° 43' 21.9"N.; Lon: 86° 55' 19.1" W

