

Jackson Co., AL

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Reference # 353

More info at
256-684-3407

Land For Sale
103 acres +/-
\$990,000

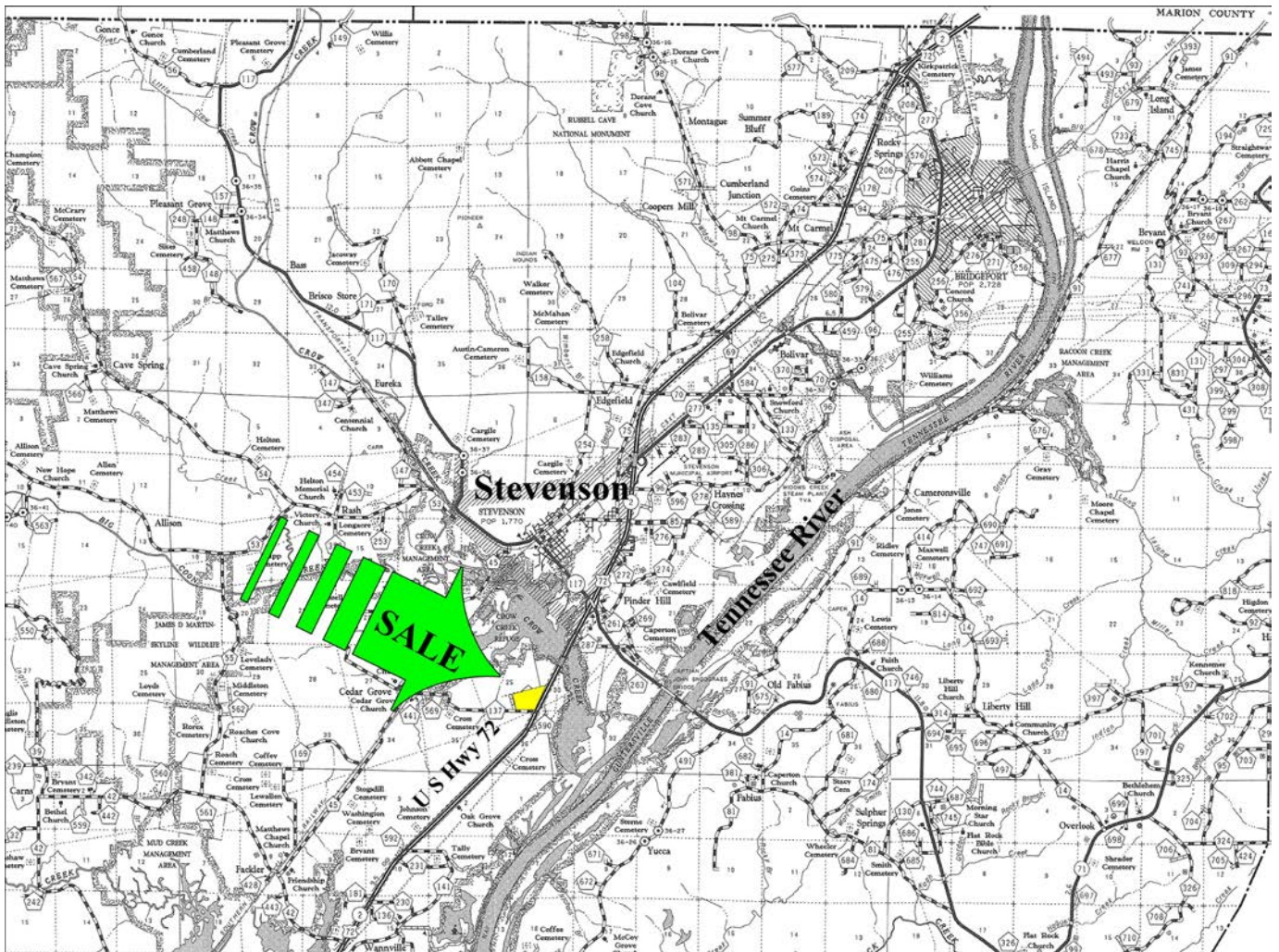
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in northeast Jackson County 2 miles southwest of Stevenson
- 1/3 mile frontage on U S Hwy 72
- 2 big duck ponds, one timbered and one open water.
- Only a few hundred feet to Crow Creek Waterfowl Refuge + great deer hunting
- Beautiful 3,000 sf brick home, 3 BR, 2-1/2 bath, fireplace + partially finished basement apartment with fireplace
- There is a site for a fishing lake near the house
- The house would make a great corporate or executive retreat
- 44 acres of fields & balance in beautiful hardwood timber

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 the intersection of U S Highway 72 and AL Hwy 117 in Stevenson, AL: (5 minutes to the property.

- From the intersection of U S Highway 72 and AL Hwy 117 in Stevenson, take U S Highway 72 southwest away from Stevenson for 1.9 miles to Co Rd 137.
- Take a right and go miles to 2/10 of a mile to the gravel drive on the right. This drive goes to the house. The property fronts for about 800 feet above and 800 feet below the drive on Co Rd 137
- The intersection of the driveway and Co Rd 137 is located at Lat: 34° 49' 44.7"N.; Lon: 85° 50' 30.5" W.

