

Cullman Co., AL

SEE MAPS BELOW!
www.cypruspartners.com

Reference # 298

More info at
205-500-0437

Land For Sale

57.5 acres +/-

\$119,900

Exclusive Agent For Owner

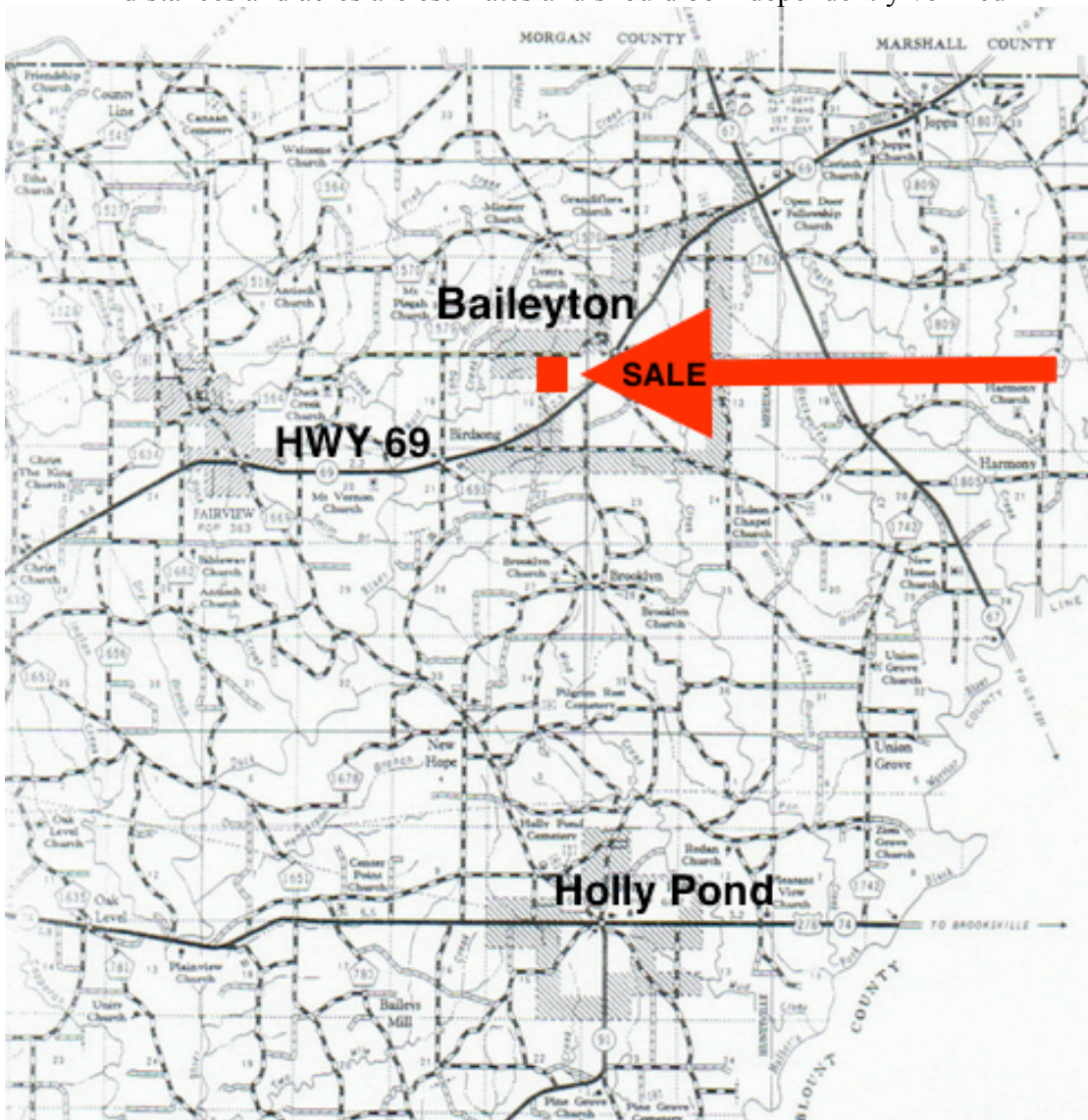
CYPRUS

PARTNERS

P O Box 590045
Homewood, AL 35205

- Outstanding planted pine property only 15 miles to Cullman, 40 miles to Huntsville, and 65 miles to Birmingham!
- Located just minutes from police and fire service, post office, bank, and country store.
- 800 +/- feet paved county road frontage in clean area.
- 40 acres +/- in planted pines on track to be saw timber in 2022
- 2 acres +/- in pasture.
- 17 acres in CRP land generating income of \$800 per year until contract expires in 2020.
- House and 1.5 acres +/- is available to purchase separately for \$69,900. Address is 627 Fairview Rd (Co Rd 1568.) Final boundaries to be determined.
- Country retreat, hunting, and timber investment in a very accessible location!
- Call Spence @ 205-500-0437 for showing or go on your own.

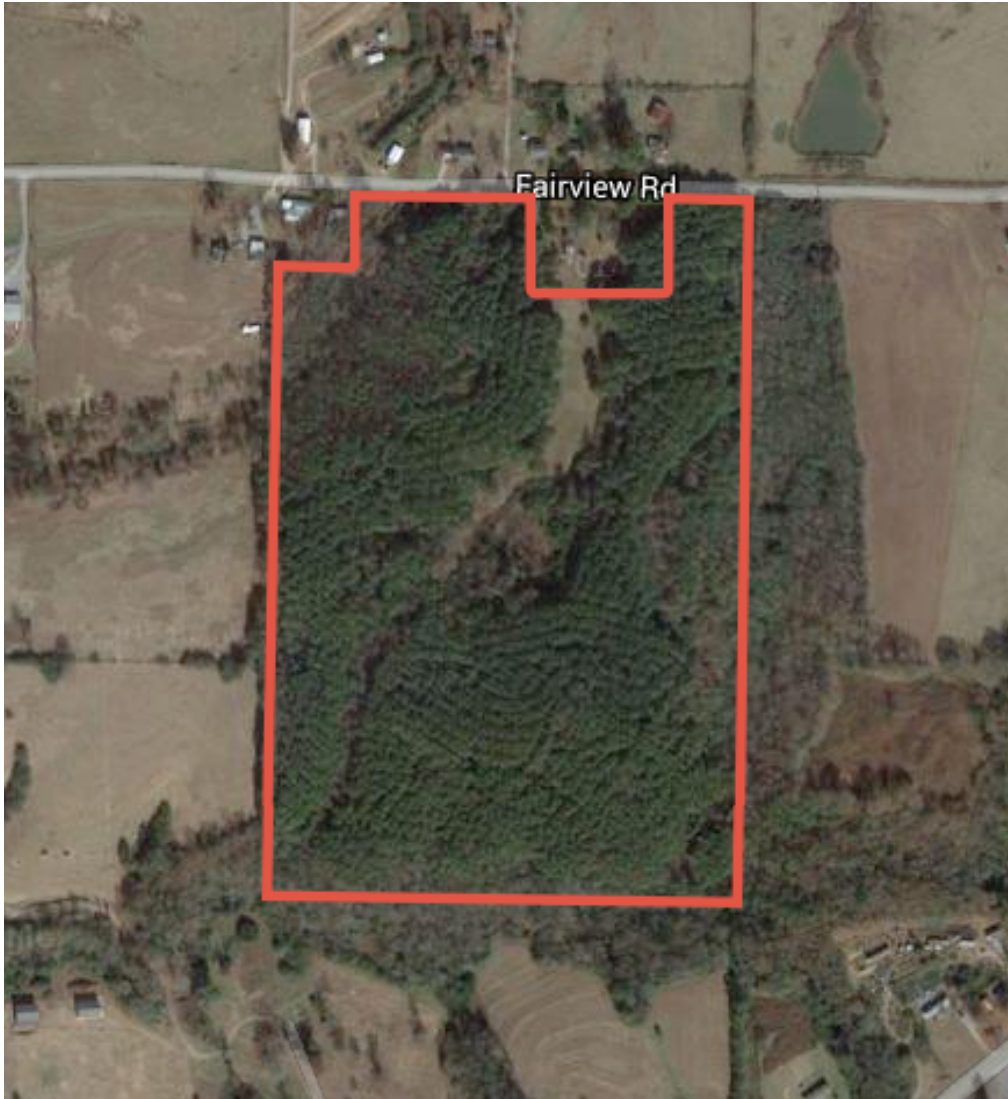
All distances and acres are estimates and should be independently verified



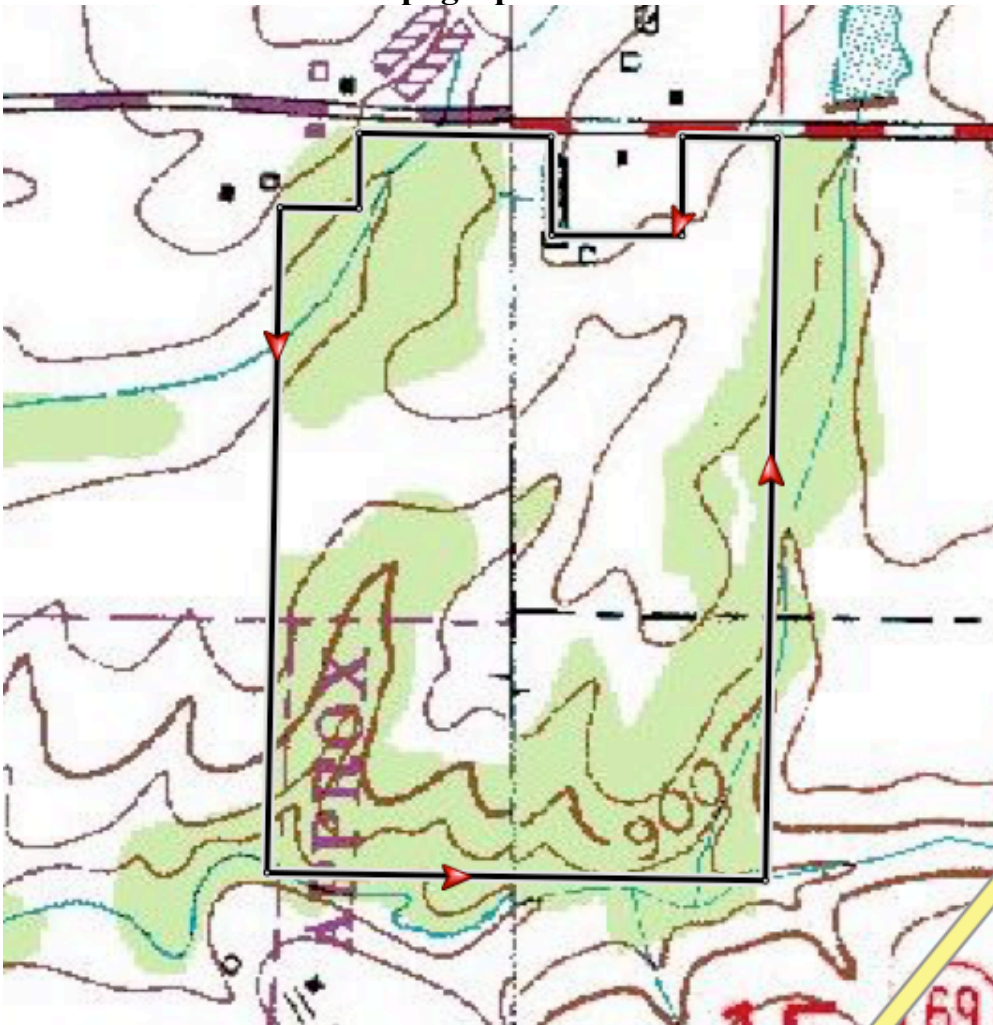
Directions from I-65 exit 308 (U S Hwy 278): 25 minutes to property

Take a right onto U S Hwy 278 E and travel 5 miles to AL-Hwy 69. Take a left onto Hwy 69 and travel 10 miles to CR 1579 (fire station road.) Take a left onto CR 1579 and then take the second left onto CR 1568 (Fairview Road.) Travel .6 miles on CR 1568 and the property will be on the left. Look for the Cyprus Partners sign.

Aerial view



Topographic View



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.