

Tuscaloosa Co., AL

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Reference # 269

More info at
205-344-3849

Land For Sale
37.9 acres +/-
\$83,300

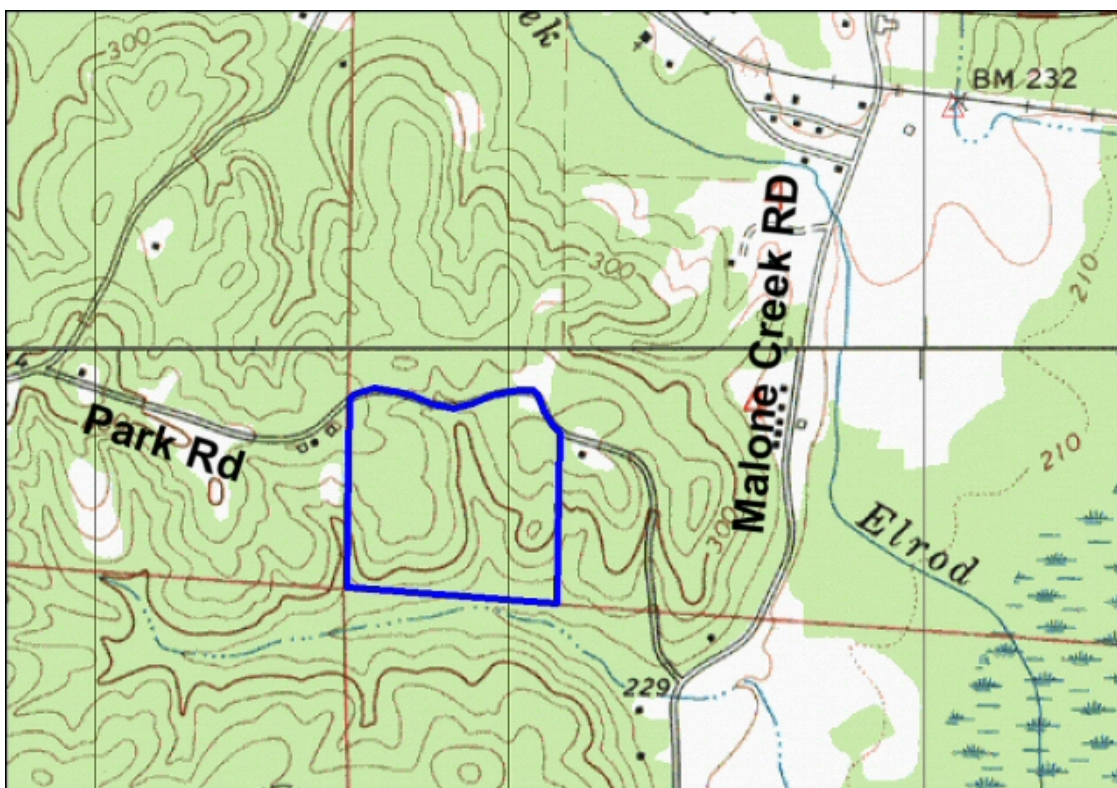
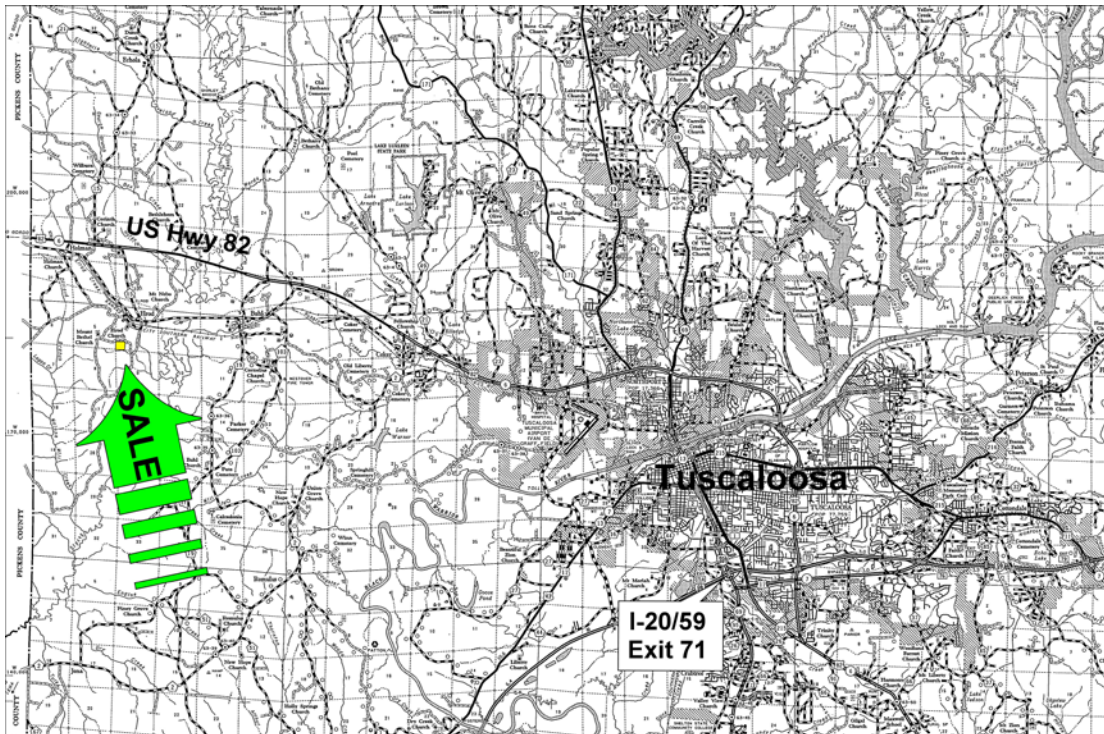
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in western Tuscaloosa County about 3 miles south of U. S. Hwy 82 near Elrod
- About 30 minutes from I-20/59 Exit # 71 (AL Hwy 69)
- The timber is mostly young, well stocked planted pine timber ready for its first thin.
- About ¼ mile of frontage on County Road.
- Power available

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-20/59 Exit #71 (AL Hwy 69) (30 minutes to the property)

From I-20/59 Exit 71 head north into Tuscaloosa. Go 5.0 miles through town to U. S Hwy 82 (McFarland Blvd) and take a left. Go 10.2 miles and take a left on Buhl Cut-off Road. Go 1.3 miles and take a right on County Road 140. Go 2.4 miles and take a left onto Malone Creek Rd. Go 0.9 miles and take a right onto Park Rd. Go 0.4 miles to the east line of the property on the left. Look for the Cyprus Partners sign. The property is continuous on the left for the next $\frac{1}{4}$ mile. You are welcome to look on your own or you can set up an appointment. The intersection of the east line with Park Rd. is located at Lat: 33°14'54.47" N. Lon: 87°47'55.92" W.



Aerial view