

Marion County, AL

SEE PHOTOS
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Reference # 217

More info at
205-870-5455

Land For Sale

143 acres +/-

\$178,750

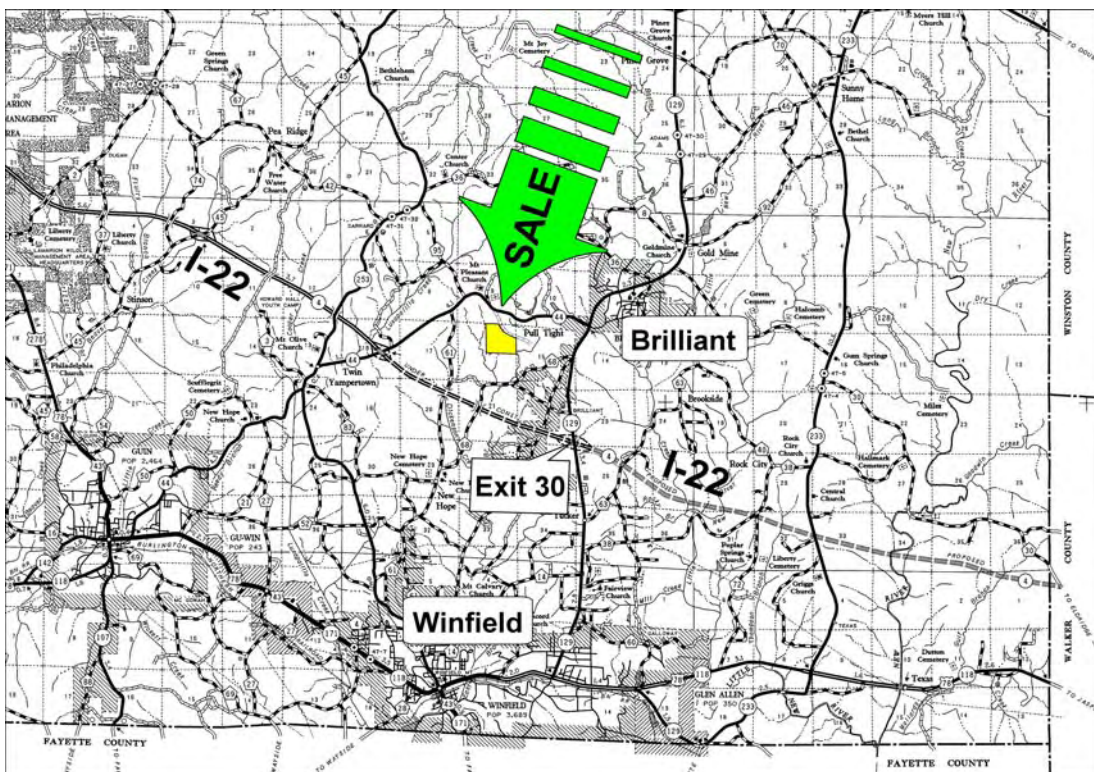
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located near Brilliant in south Marion County, 3.5 miles north of I-22 Exit 30 – about 84 minutes west of Birmingham. In the I-22 growth corridor. New Hampton Inn going up at Exit 30
- Great rural home sites, timber investment, hunting, outdoor recreation.
- About ¼ mile frontage on county maintained Old Place Lane (gravel). Power available.
- Timber is about 25 years old mixed pine and hardwood, good hunting, some old strip mine (about 40 acres total – reclaimed).
- The topography is rolling but not steep. Several internal woods roads.

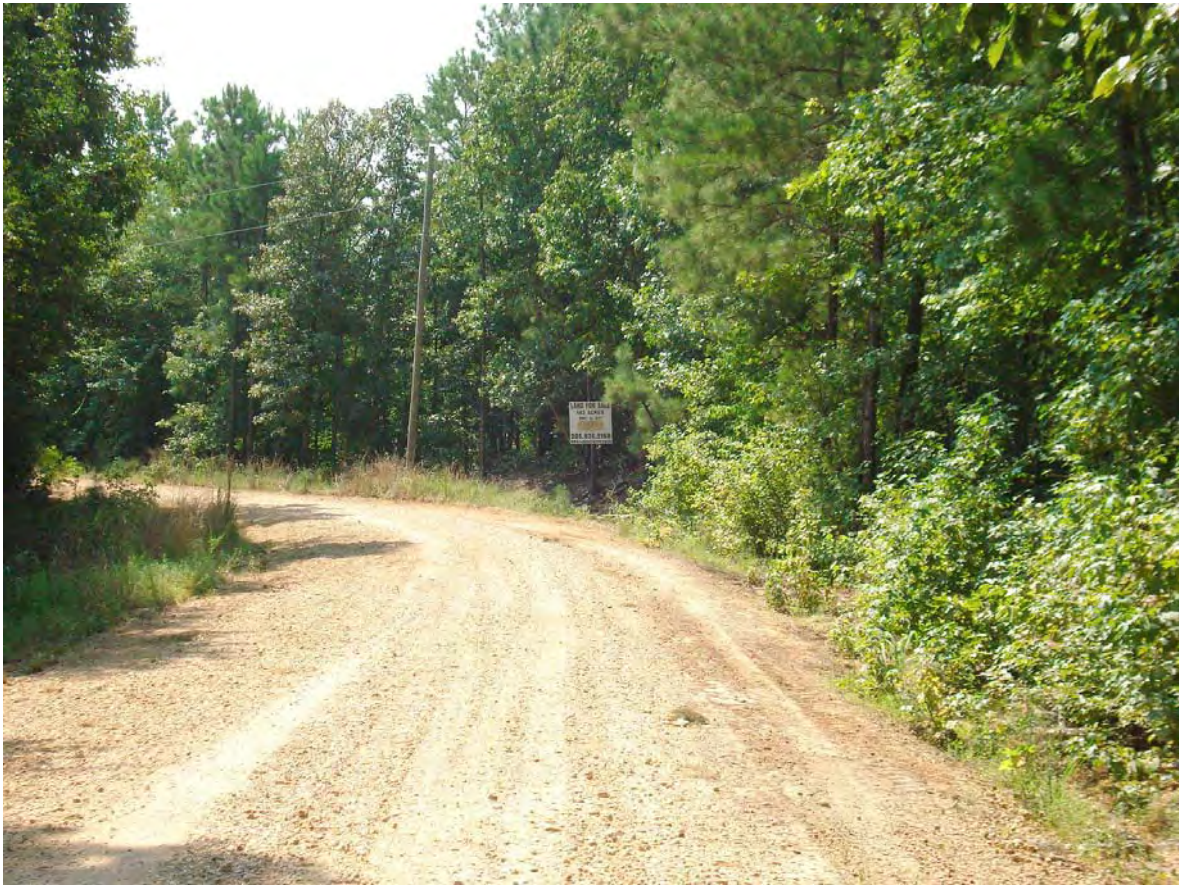
All distances and acres are estimates and should be independently verified



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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.



Aerial view



County road frontage (just motor graded by the county)



Good stand of timber on the property



A woods road that runs to the south end



Young stand of volunteer pine just getting big enough to thin



All the draws have pretty hardwood timber



This is an old gravel quarry on the adjoining property
It's possible there are gravel deposits under this property



This is an old strip mine lake on the adjoining property to the east.
The tree-line in the back is on the property (the east line).