

The Natural Resources Group, Inc.

112 S. Main Street Suite 201 • Tuscumbia, Alabama 35674
(256) 383-8990 Phone • (256) 383-2990 Fax

www.NaturalRG.com

PROPERTY SPECIFICS

Property No.: CMB02

Riverton

Colbert County, AL

\$ 995 Per Acre*

Price: \$ 122,385.00

123.00 Acres*

The Natural Resources Group, Inc. represents the Seller as the Seller's Agent **

Cover Type: Clear cut

Present Use: Timberland/Recreation

Access: County Road

Property Rights: in fee simple

Topography: Moderate to Steep

Zoning: none

Description:

This property lies in the northwest corner of Colbert County, Alabama, in the Riverton Community. This diverse area of the county offers prime lakefront residences on Pickwick Lake, excellent fishing on the river, well managed hunting on 6,000 acres of State Wildlife Management Area, and thousands of acres of privately owned timberland. The property for sale is located in the center of this area with County Road 1, known as Riverton Rose Trail crossing its northern third. The private road leading to Eagle Point river front development also travels through the northern portion of the property. Two very good building sites are located along this road and Riverton Rose Trail. The property's eastern and southern boundary are in common with the State of Alabama's Riverton Community Hunting Area, giving the property one mile of access into this wildlife habitat.

The timber on CMB02 was recently sold and is expected to be harvested this winter. We will be happy to provide details of the cutting contract upon request.

Driving Directions:

Six miles west of Cherokee, AL and two miles east of the Alabama/Mississippi State Line on Highway 72, turn north on County Road 1, known as Riverton Rose Trail. Travel approximately 11 miles to the Riverton Community. Continuing on County Road 1, and leaving the river, travel approximately 2.5 miles to the western boundary of the property. For sale signs should be visible, and your location will be indicated on the signs.

Please note:

* Properties are sold as a total sum, and not on a per acre basis. Acreage estimates are deemed accurate but neither the owner nor their agents warrant acreage amounts.

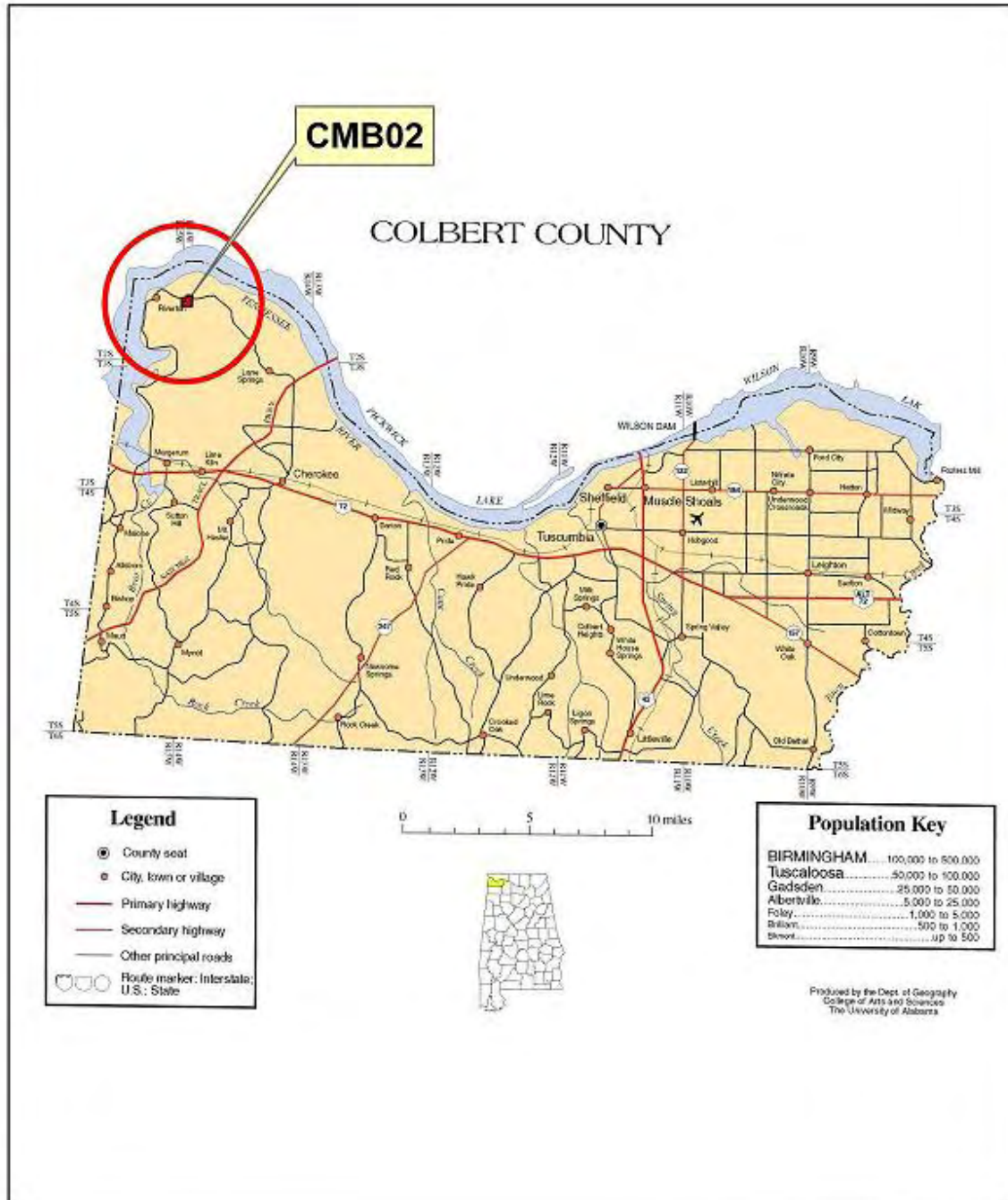
** Please see our agency disclosure statement for information about our representation regarding this and all other properties.

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Property No. CMB02

**Colbert County
Road Map**

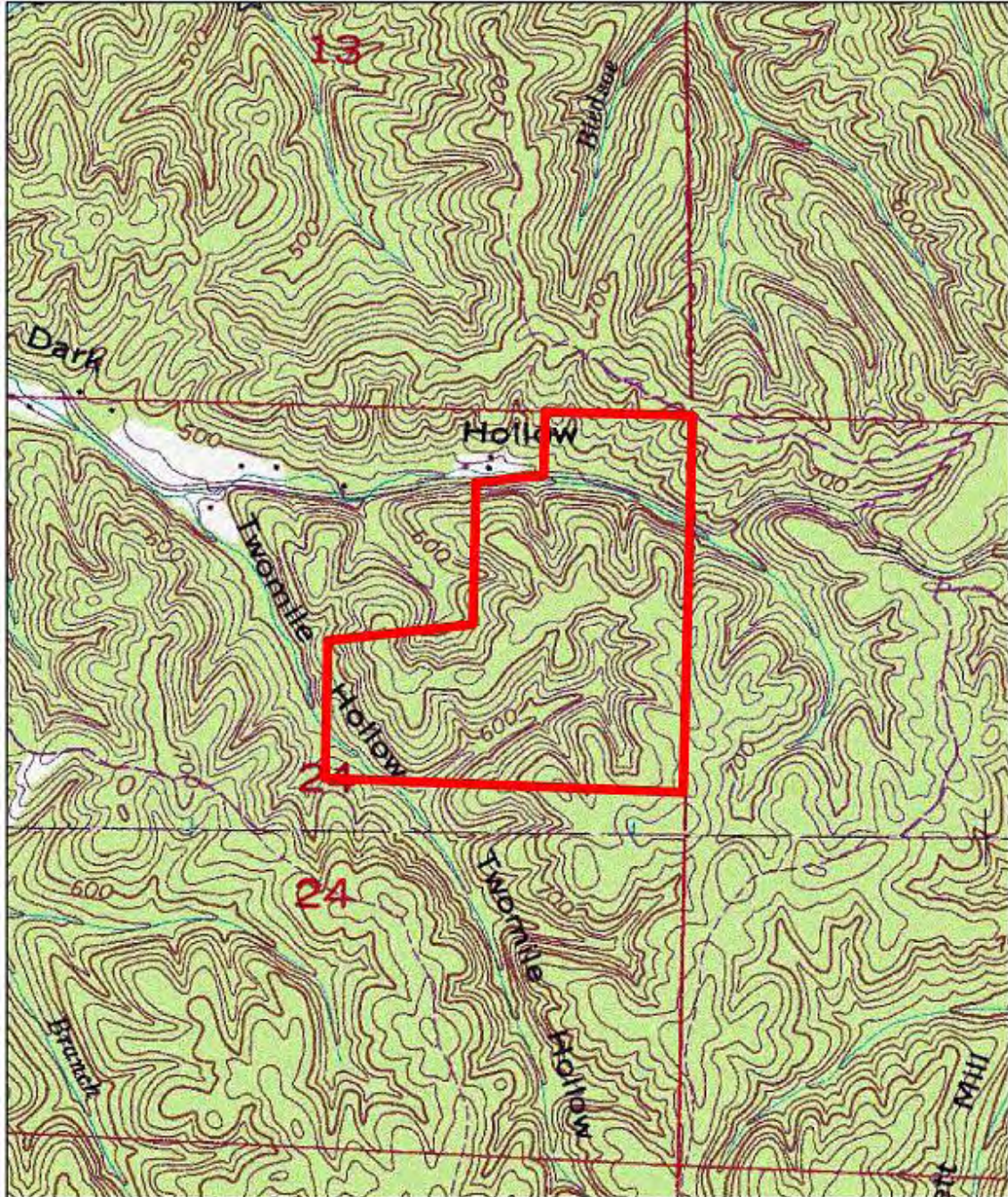
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0 3.75 7.5 15 Miles

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Property No. CMB02

Topographic Map

This map is furnished for the convenience of the Buyer. Neither the Owner or the Broker warrants its accuracy, or its depiction of land use, boundary location, acreage, easements or the lack thereof, or timber type.

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0 0.125 0.25 0.5 Miles

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Property No. CMB02 **Aerial Photograph**

The date of this photography is unknown.
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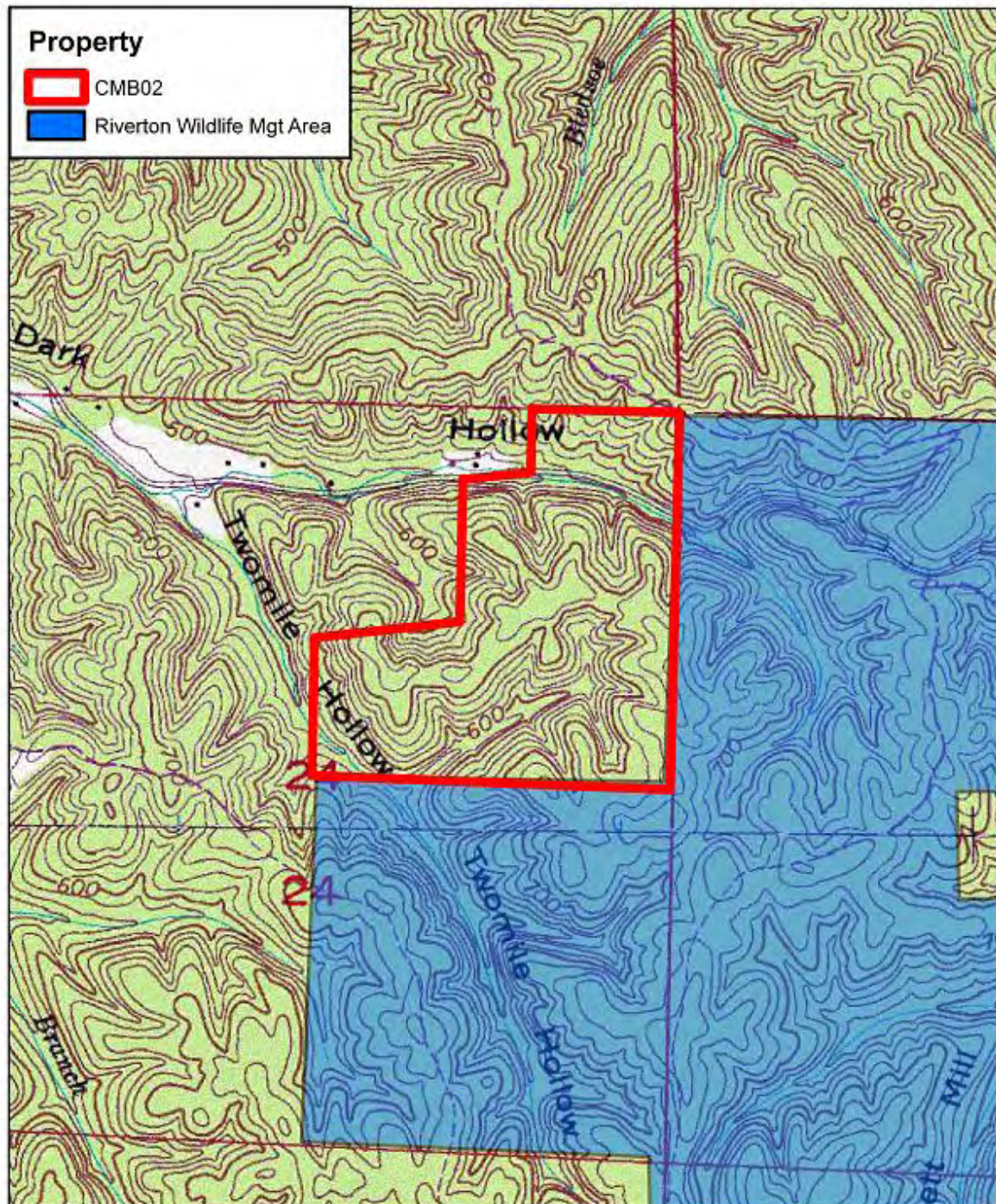
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0 0.125 0.25 0.5
Miles

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**CMB02 &
AL Wildlife Mgt. Area**



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0 625 1,250 2,500 Feet

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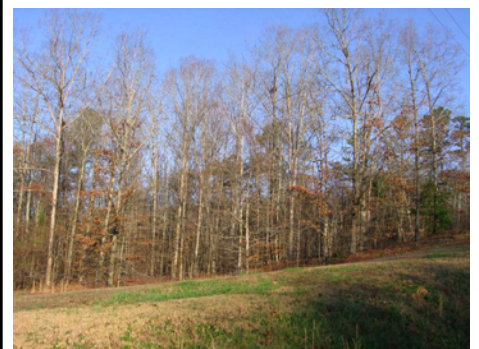
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REntrance sign to the Eagle Point waterfront comm. with CMB02 hardwood in the background



Rocky bottom stream is easy on the eyes, ears, & provides H2O for the critters



View of hardwood timber near the entrance to Eagle Point

