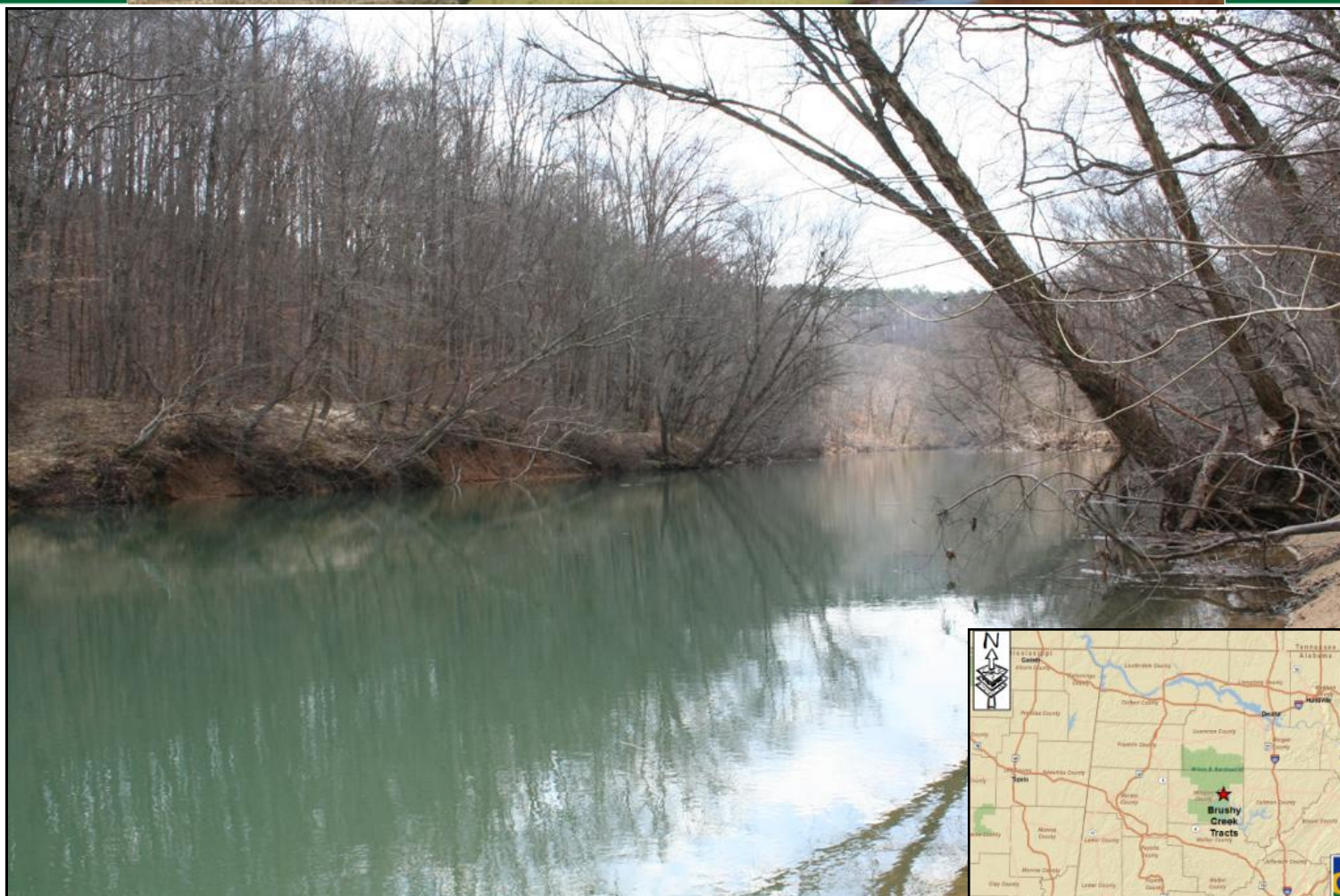




# GREAT SOUTHERN *Land*



## **Edwards Tract #67-028** **127+/- Acres in Winston County, AL** **4,600+/- feet frontage on Brushy Creek** **Offered for \$221,200 (\$1,742/ac)**

### **Also available:**

Brushy Creek Tracts: 506+/- ac, 16,328' creek frontage for \$986,502  
Brushy Creek South: 248.8+/- ac, 5,480' creek frontage for \$494,500  
Brushy Creek North: 130+/- ac, 6,254' creek frontage for \$270,800

- 4600+/- feet of frontage on the west side of Brushy Creek north of Hwy. 278 bridge
- Great recreation tract with Mile Creek running over 3,000 feet through the tract and emptying into Brushy Creek
- Good timber investment with great hunting and fishing
- Suitable for multiple homesites
- Take a 10 mile boat trip through the pristine Bankhead National Forest to the Hwy. 63 Bridge on Smith Lake
- Over 3,000 ft. frontage on US Hwy. 278 (+/- 1,770 ft. north and +/- 1,340 ft south) +/- 2,870 feet of frontage on paved Callaway Rd. (CR 13)
- Will also sell in parcels of 99+/- acres (\$175,000) and 28+/- acres (\$50,000). Both fronting on Hwy. 278
- 35.2 acres 1992 planted pine, 89.5 acres natural timber, 2.3 acres game plots and roads

**South Tract (LES on maps):** 28 Acres for \$50,000 (\$1,785/ac)  
26.5 acres natural timber, 1.4 acres open and roads  
1,340 +/- feet of frontage on south side of US Hwy. 278

**North Tract (LEE on maps):** 99 Acres for \$175,000 (\$1,768/ac)  
35.2 acres 1992 planted pines, 63.0 acres natural timber, 0.9 acres game plot  
1,770 +/- feet of frontage on north side of US Hwy. 278  
2,870+/- feet of frontage on east side of Callaway Road (CR 13)  
4,600+/- feet of frontage on Brushy Creek



For a tour or more information call:

Eddie Stone, RF  
205-702-4420  
205-837-4466 cell  
[edstone@windstream.com](mailto:edstone@windstream.com)

Fletcher Majors, ALC, Broker  
334-567-0924 ext. 205  
334-328-9278 cell  
[Fletcher@GreatSouthernLand.com](mailto:Fletcher@GreatSouthernLand.com)





**View of the Brushy Creek South (N278 parcel) viewed from Edwards Tract (LEE parcel)**

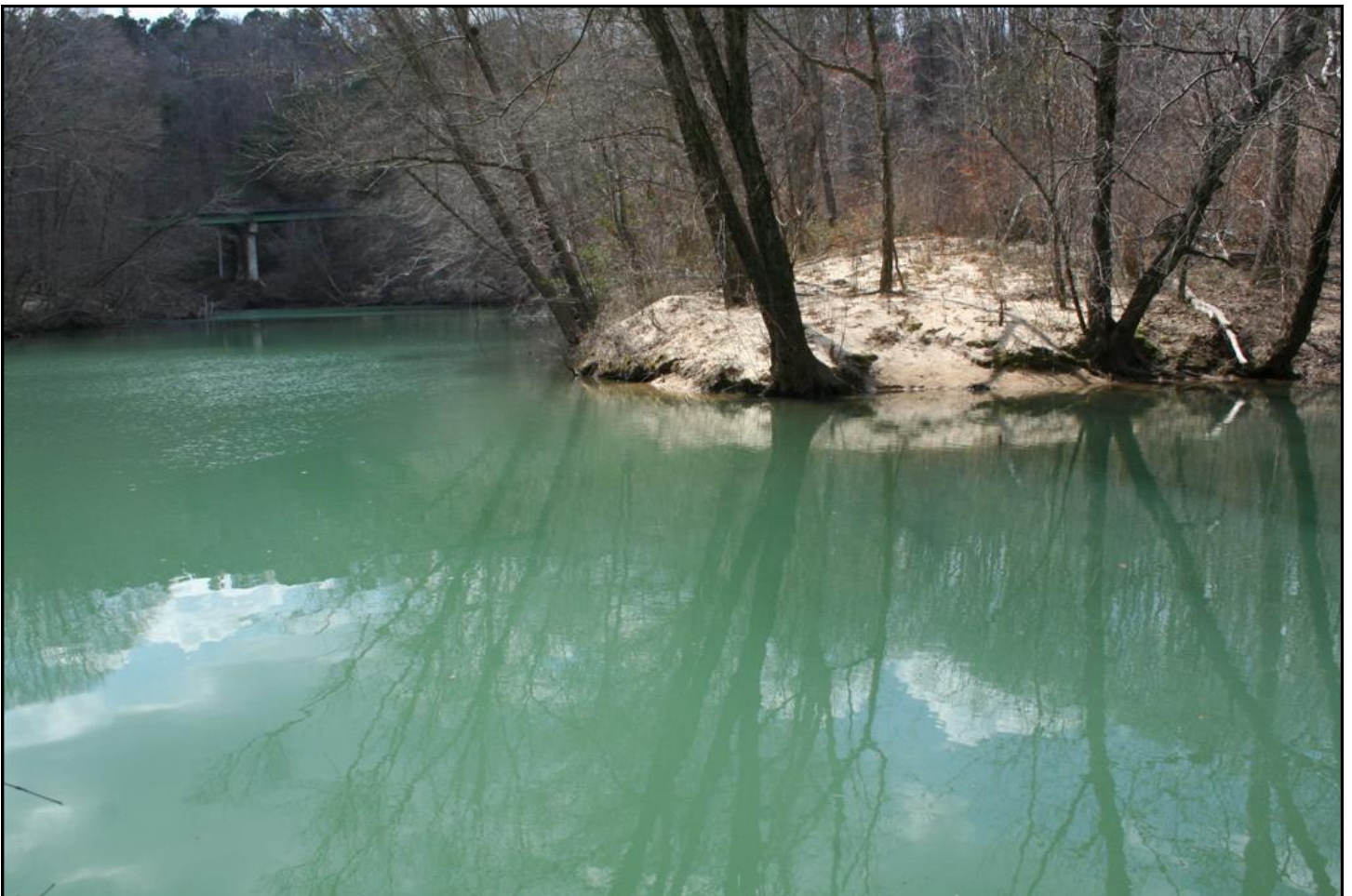


**Game Plot in middle of 1992 Planted Pines**





**Natural timber on hillside with 1992 Planted Pines on top of hill in distance**



**Mile Creek on right empties into Brushy Creek. Hwy 278 bridge in background, LEE on right**



**Smith Lake Waterfront, Inc.**  
**Edwards - 127.0 +/- acres**  
**4,594 +/- Ft on Brushy Creek**  
**Offered For \$221,200 (\$1,742/Ac.)**

Edwards Tract	1992 Planted Pines	Natural Timber	Game Plots & Open	Roads & ROVW	Total Acres	Brushy Creek Frontage
LEE	35.2	63.0	0.9	-	99.1	4,594
LES	-	26.5	1.3	0.1	27.9	-
Edwards	35.2	89.5	2.2	0.1	127.0	4,594

**Additional  
130 Acres  
Available =>**



**LEE**

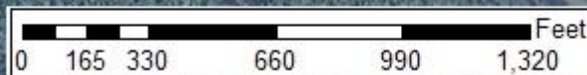
**4,594**

**Additional  
109 Acres  
Available**

**Additional  
123 Acres  
Available**

**Additional  
16 Acres  
Available**

**LES**

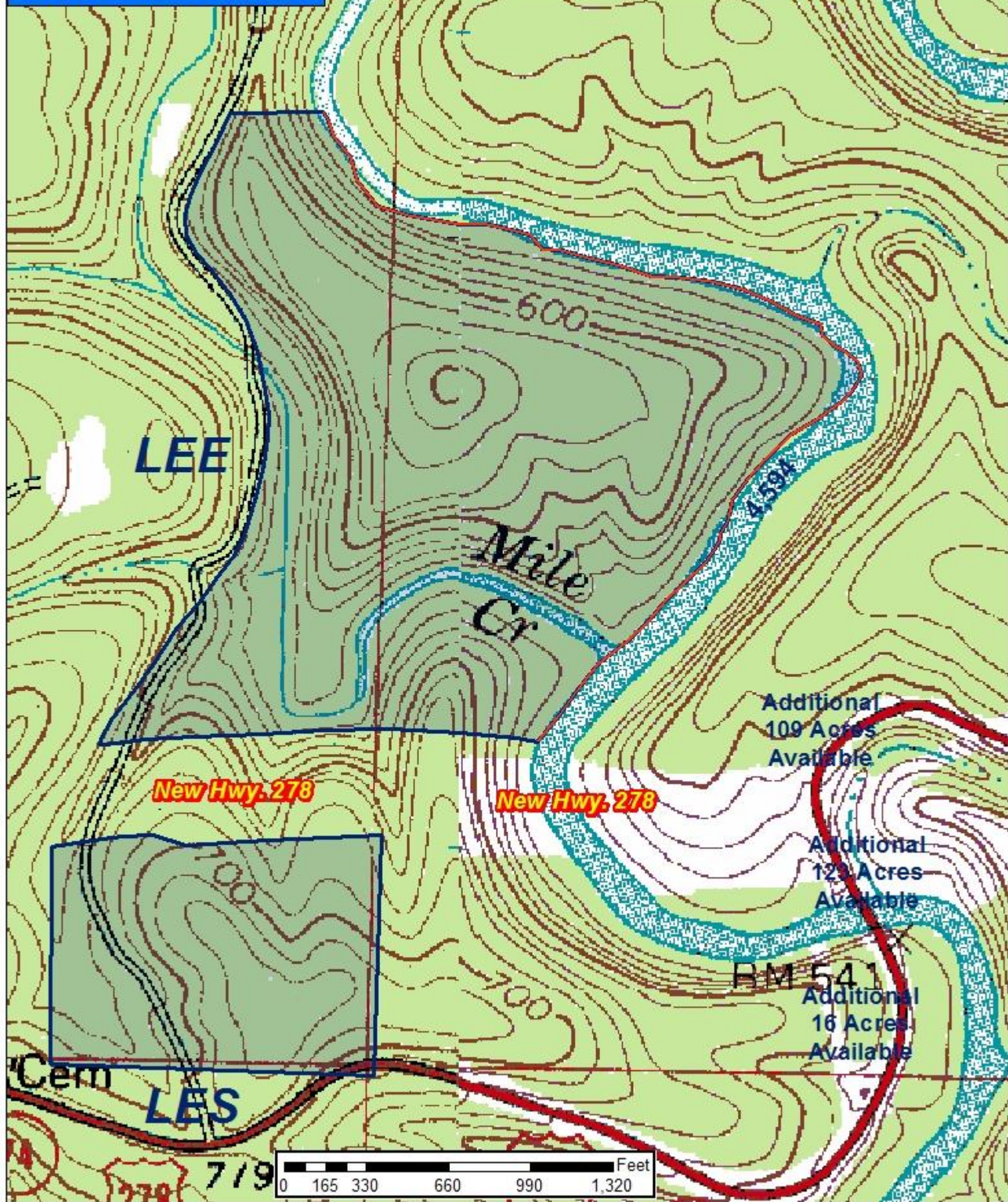




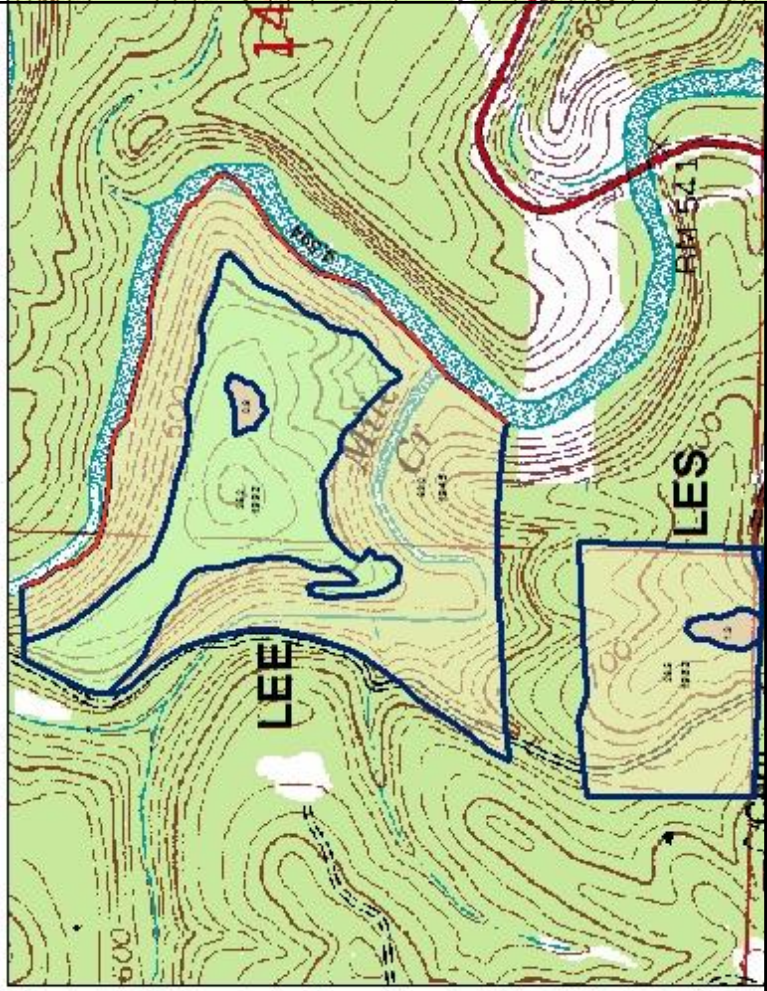
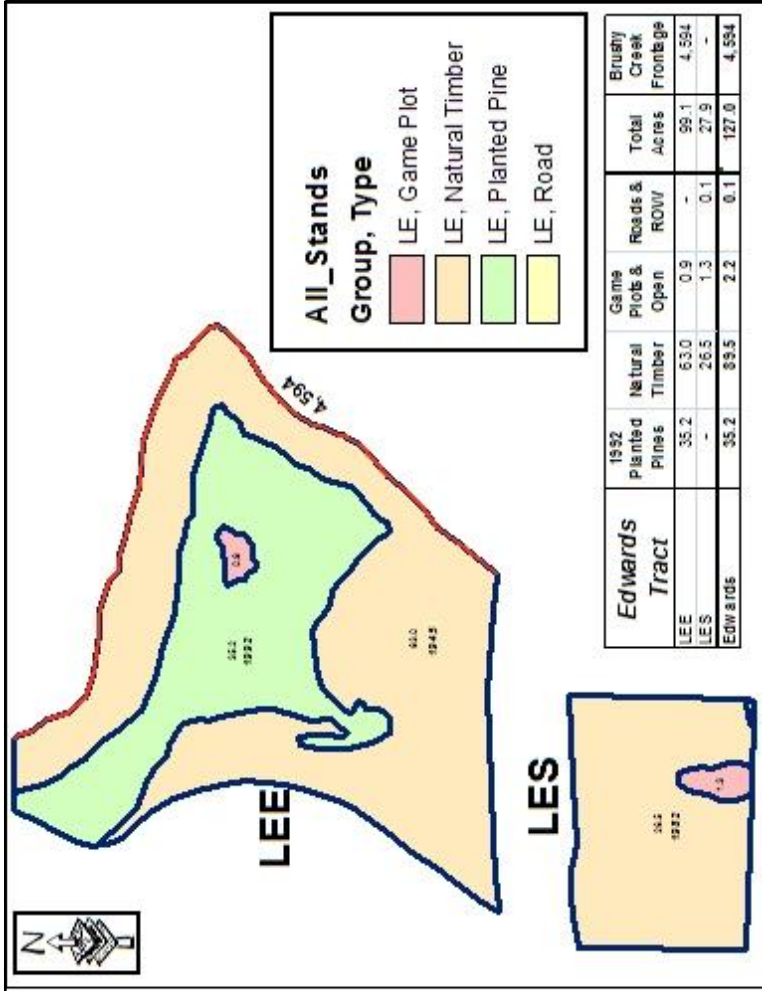
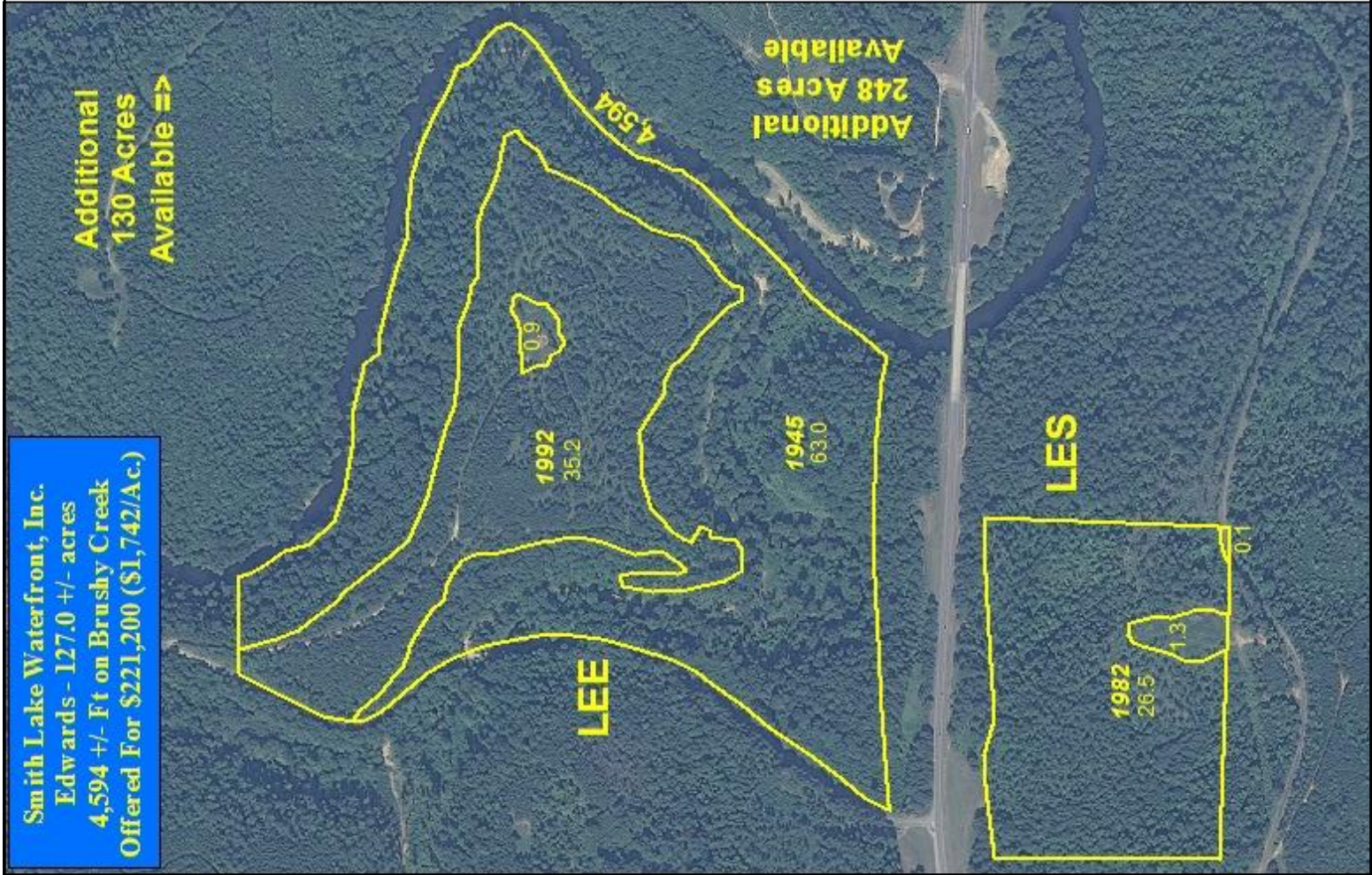
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**4,594 +/- Ft on Brushy Creek**  
**Offered For \$221,200 (\$1,742/Ac.)**

<i>Edwards Tract</i>	1992 Planted Pines	Natural Timber	Game Plots & Open	Roads & ROW	Total Acres	Brushy Creek Frontage
LEE	35.2	63.0	0.9	-	99.1	4,594
LES	-	26.5	1.3	0.1	27.9	-
Edwards	35.2	89.5	2.2	0.1	127.0	4,594

**Additional 130 Acres Available =>**











**Small drain on LES parcel near old Hwy. 278**



**Mile Creek runs through LEE parcel on left and right**

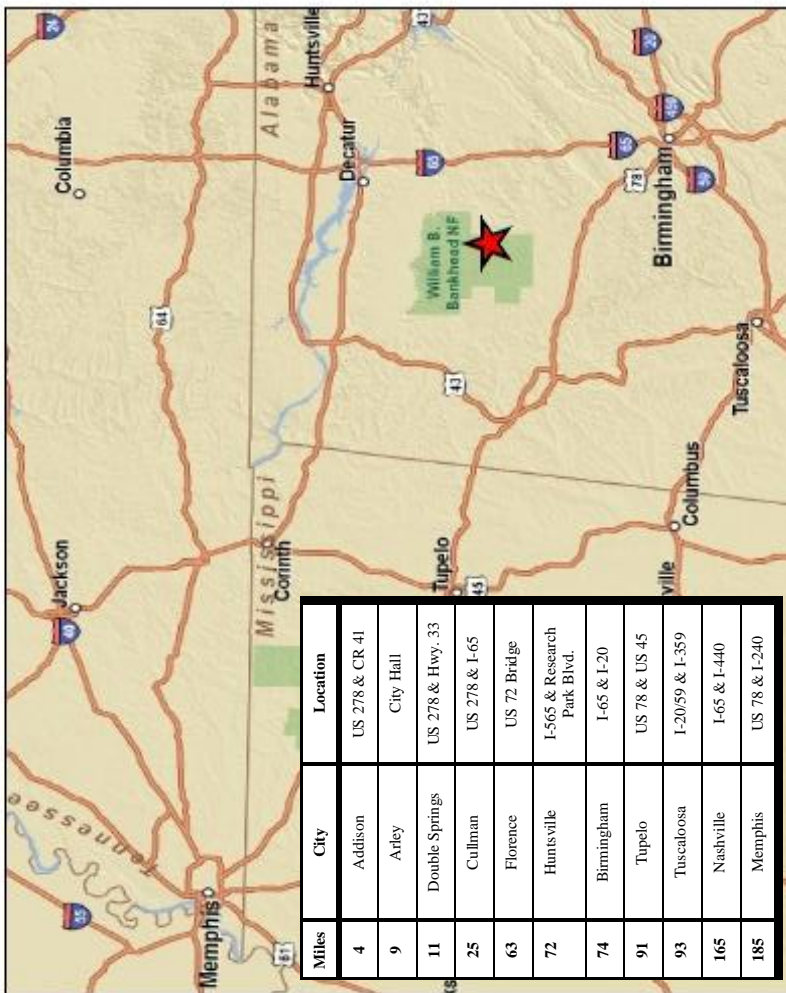
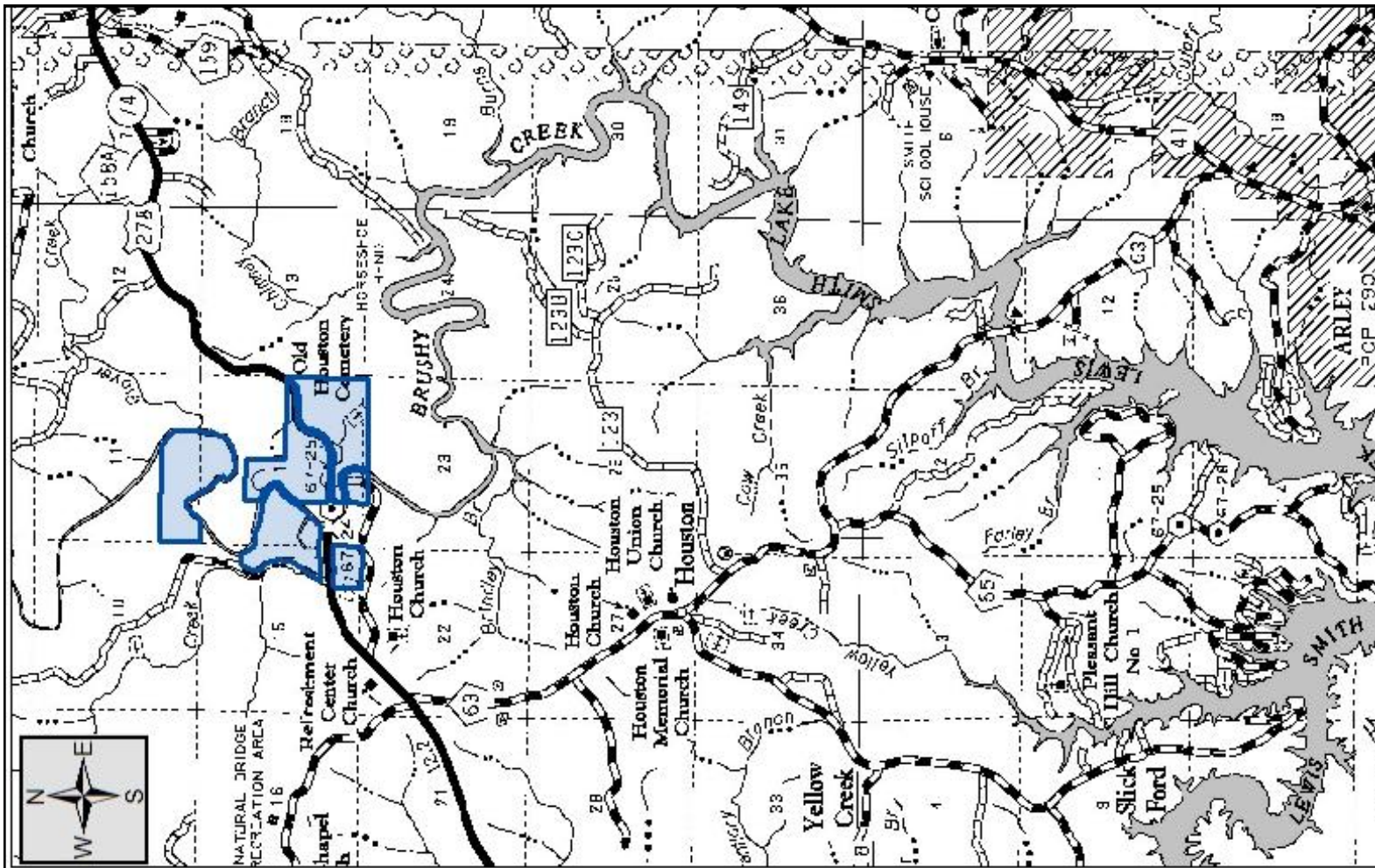


**Looking north at  
Brushy Creek**

**Brushy Creek South  
(N278 parcel) is on  
the right**

**Edwards Tract (LEE  
parcel) is on the left**





Miles	City	Location
4	Addison	US 278 & CR 41
9	Arley	City Hall
11	Double Springs	US 278 & Hwy. 33
25	Cullman	US 278 & I-65
63	Florence	US 72 Bridge
72	Huntsville	I-565 & Research Park Blvd.
74	Birmingham	I-65 & I-20
91	Tupelo	US 78 & US 45
93	Tuscaloosa	I-20/59 & I-359
165	Nashville	I-65 & I-440
185	Memphis	US 78 & I-240