

Jefferson Co., AL

SEE PHOTOS
ON WEB

cypiruspartners.com/property/58

Reference # 405

More info at
205-500-0437

Land for Sale
58 Acres +/-
\$87,000

Exclusive Agent For Owner

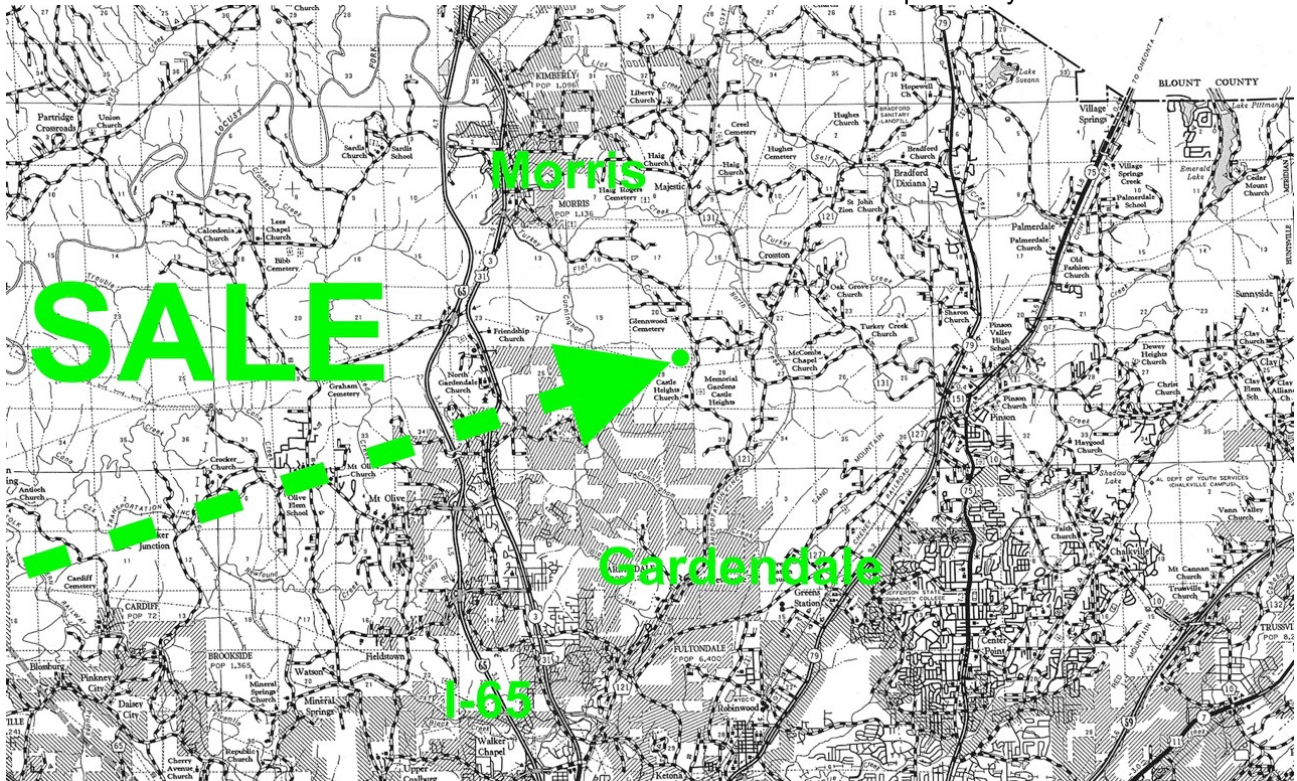
CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

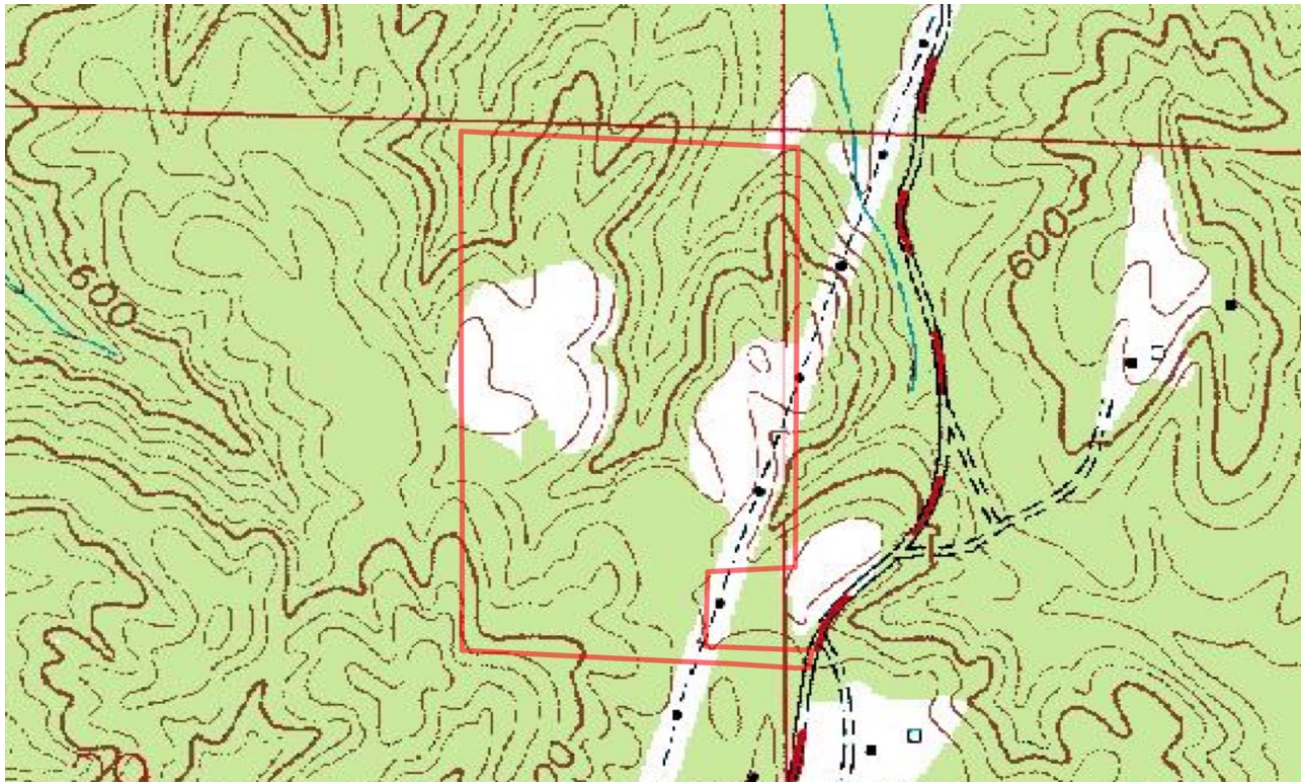
58 Acres Hunting & Timberland with Home Site Potential for Sale in Jefferson Co., Alabama

- This Beautiful 58 acres lies in a great area of the county approximately 16 miles North of Birmingham, 5 miles South of Morris, and 7 miles West of Pinson with frontage on Castle Heights Road. 10-minute drive to major shopping and restaurants in Fultondale.
- This is a great property for the person looking for: a tract close to town, a small recreational hunting tract, a timber investment tract, or a rural home site tract with utilities available.
- Plenty of high ground and access to blacktop road, electricity, and public water give the tract good rural home site potential.
- Timber stand consists of 40 acres +/- in 23-year-old planted pine, on hilly ground, with two small streams, and 10 acres +/- in hardwood bottoms. The pines are well stocked and may be ready for a thinning.
- A small stream bottom running diagonally near the center of the tract and another running across the north portion of the tract have some nice sawtimber size white oaks for the wildlife.
- The southeast end of the tract is where two power lines intersect running north to south and east to west across the tract. These make good locations for deer stands and food plot areas to take advantage of the deer, turkey, and small game hunting this property will provide.
- Literally thousands of acres adjoin the property in large blocks of timberland that will provide backup for the wildlife.
- A tremendous timber tract for hunting and some income close to town.

*All distances and acres are estimates and should be independently verified



Directions from I-65 Exit 267 Fultondale (8.5 miles to destination) 1) Head East on Walker Chapel Rd and go 1 mile. 2) Turn Left on New Castle Rd and go 4.8 miles. 3) Turn Left on Castle Heights Rd and go 2.2 miles. 4) The property is on the left just before the bend. 5) Property address is 6840 Castle Heights Rd, Morris, AL 35116, Latitude 33.7035, Longitude -86.7609



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 use, Fair Market Value, access, acres, zoning, or condition of title.