

Walker Co., AL

SEE PHOTOS
ON WEB

spencemaynor.land/86ac/

Reference #416

More info at
205-500-0437

Land For Sale

86 AC +/-
\$129,000

Exclusive Agent For Owner

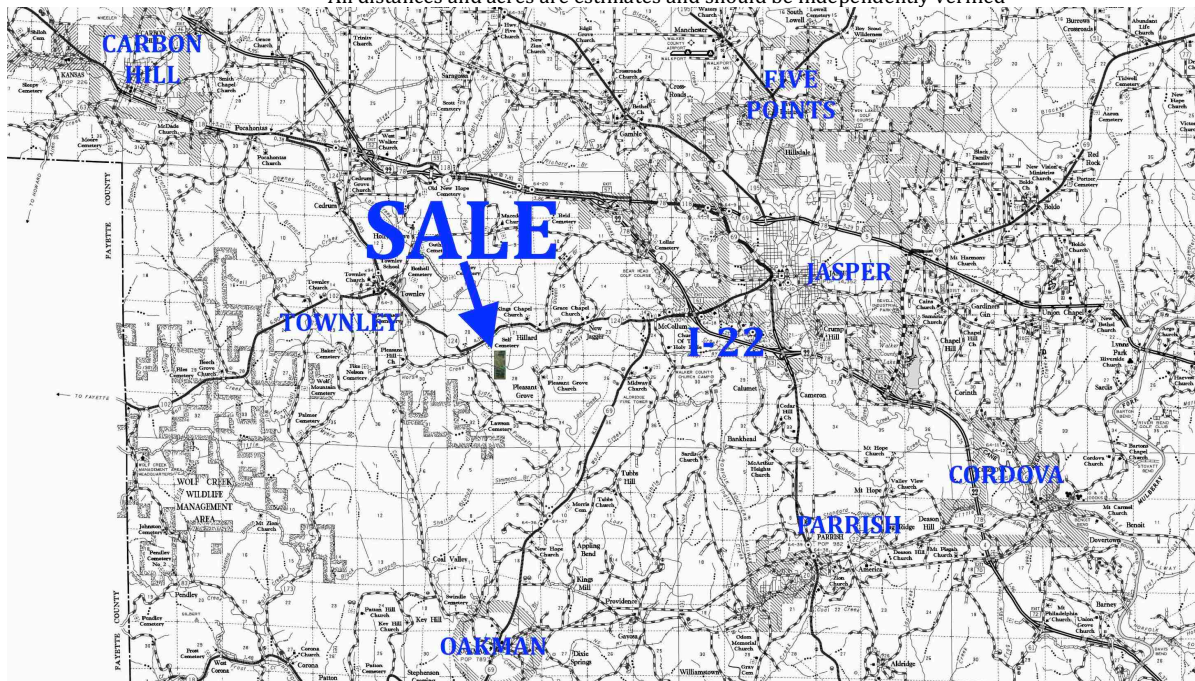
CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

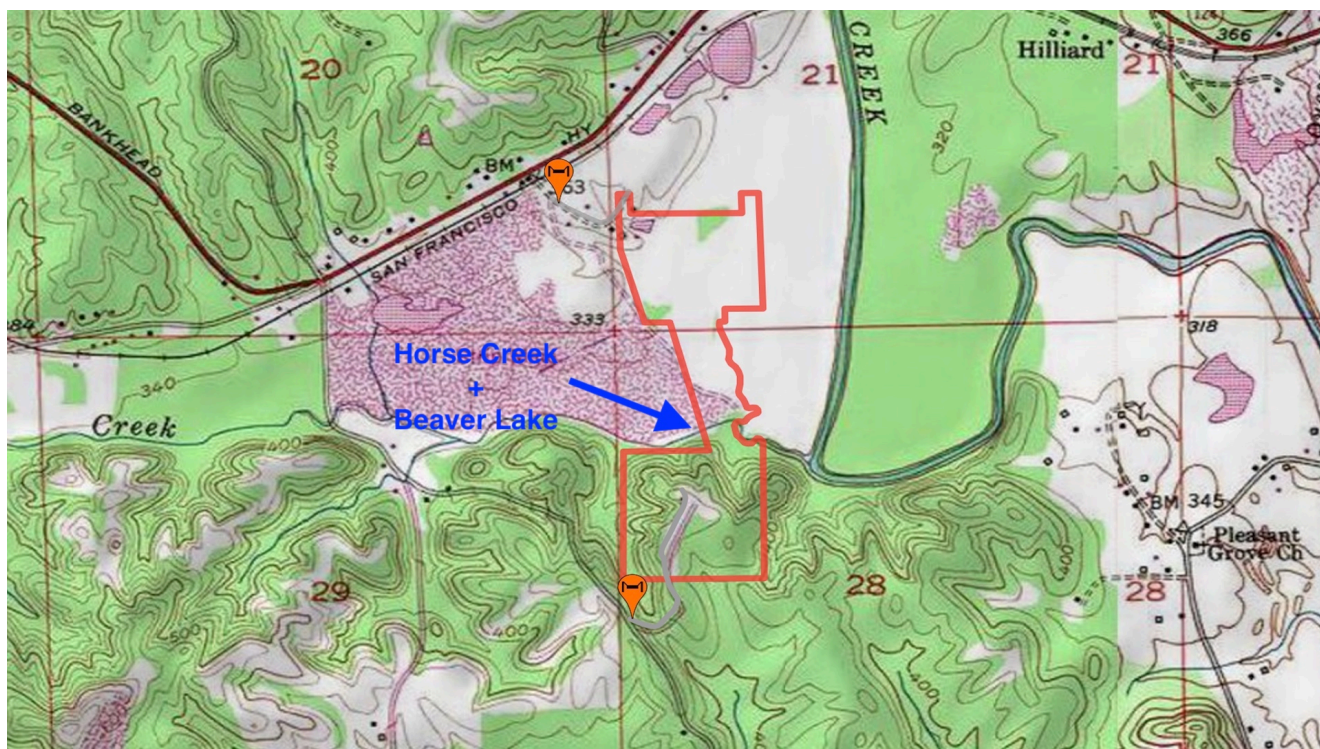
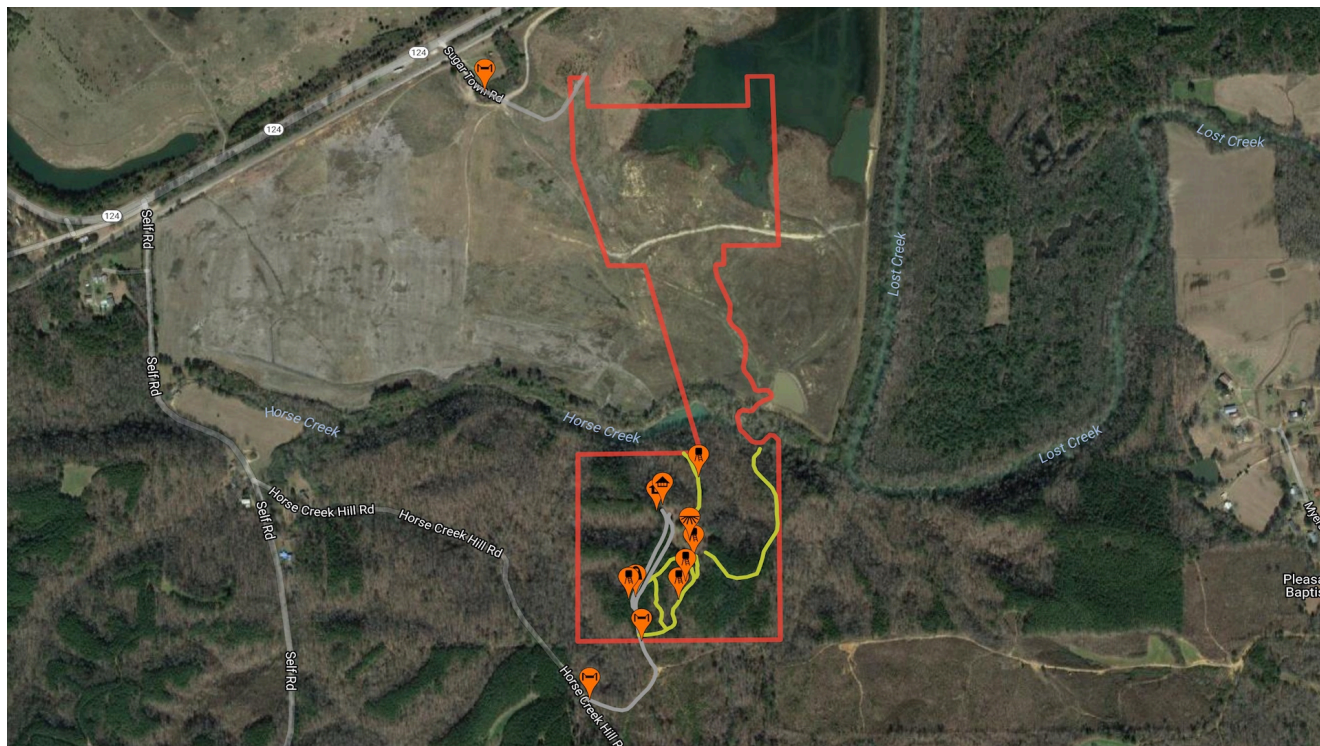
Hunting & Rec Land with Flat Plains, Mountains, Lake, & Creek

- Situated in a convenient part of the county with access off Highway 124 and Horse Creek Hill Road, it's only 7 min to I-22, 12 min to Jasper, 45 min to Birmingham, 1hr 10 min to Tuscaloosa, and an 1hr 40 min to Huntsville.
- Two land types in one property with 44 acres flat land that's wide open plains & 42 acres mountain land with views overlooking the plains.
- North forty accessed by Sugar Town Road, a private gravel road. South forty accessed by private dirt road off Horse Creek Hill Road, a gravel public road.
- Power, water, telephone, and internet service available off Hwy 124. There's 2 old wells on the South forty.
- South forty features a nice hunting setup with 3 stands, 1 shooting house, and greenfields.
- Clubhouse, campground, and a large field with nice views overlooking the flat land, creek, & lake.
- 2,300 feet on a 9 acre private lake that attracts lots of wildlife and many bird species.
- Horse Creek flows through the middle of the property for 600 feet attracting much more wildlife.
- Timber is 34 acres hardwood and 19 acres pine.
- Adjacent to large blocks of timberland that provides backup for the wildlife.
- A tract for anybody into: hunting, fishing, motorsports, long range target shooting, birdwatching, camping, paddle sports, hiking, lakes & lake building, creeks, and beautiful scenery.

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



Directions from I-22 Exit 61 to the property located at 184 Sugar Town Road, Townley, AL 35587: 1) Head west on AL-69 south toward Rufus Tubbs Rd for 0.9 mi. 2) Continue straight onto AL-124 W for 3.9 mi. 3) Turn left onto Sugar Town Rd. 4) Continue straight across the train tracks to the gate. 5) South forty access at 561 Horse Creek Hill Road, Oakman, AL 35579



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.