

Barbour Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 427

More info at
334-745-7530

Land For Sale

337 acres +/-

\$723,720

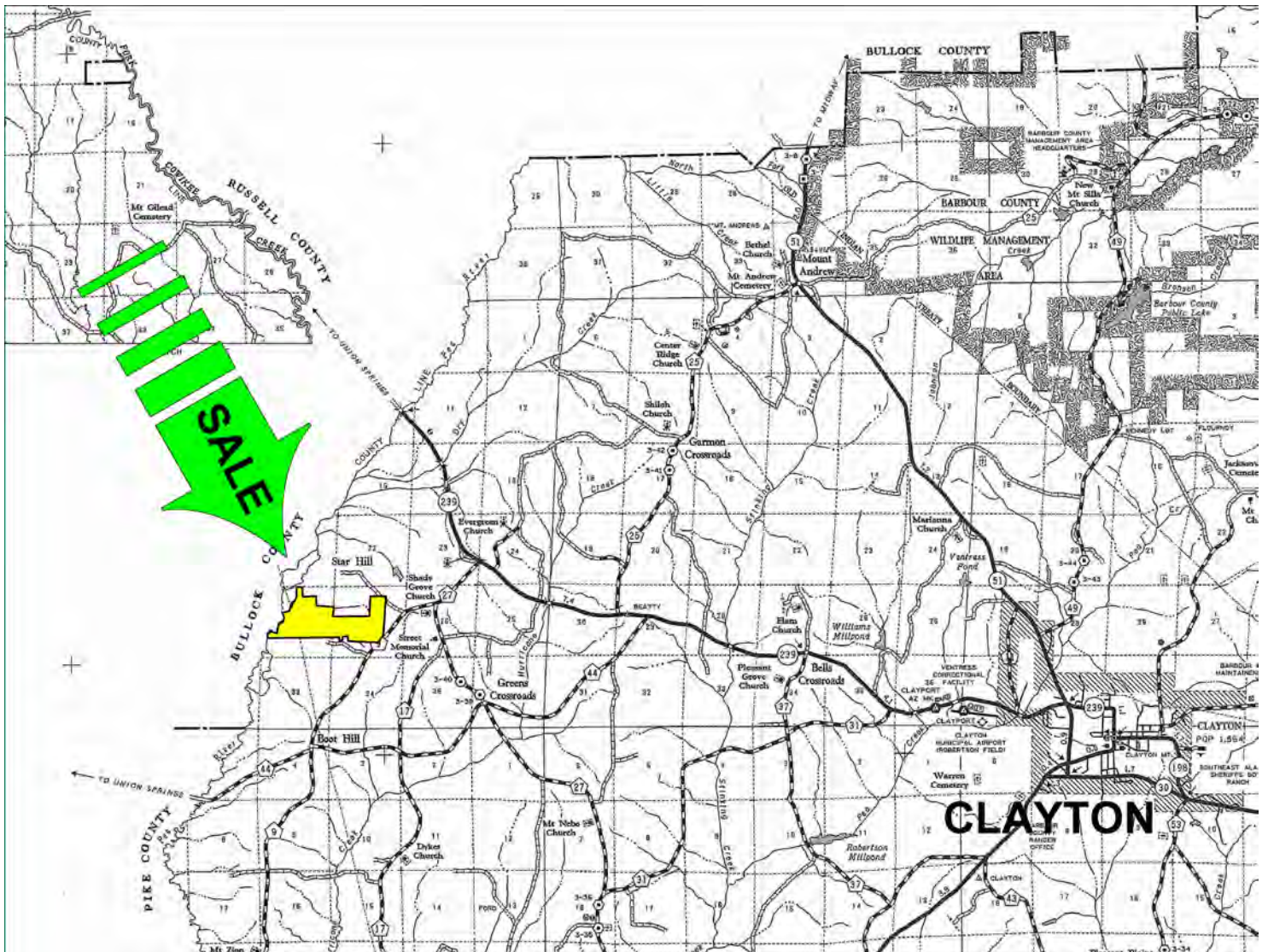
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

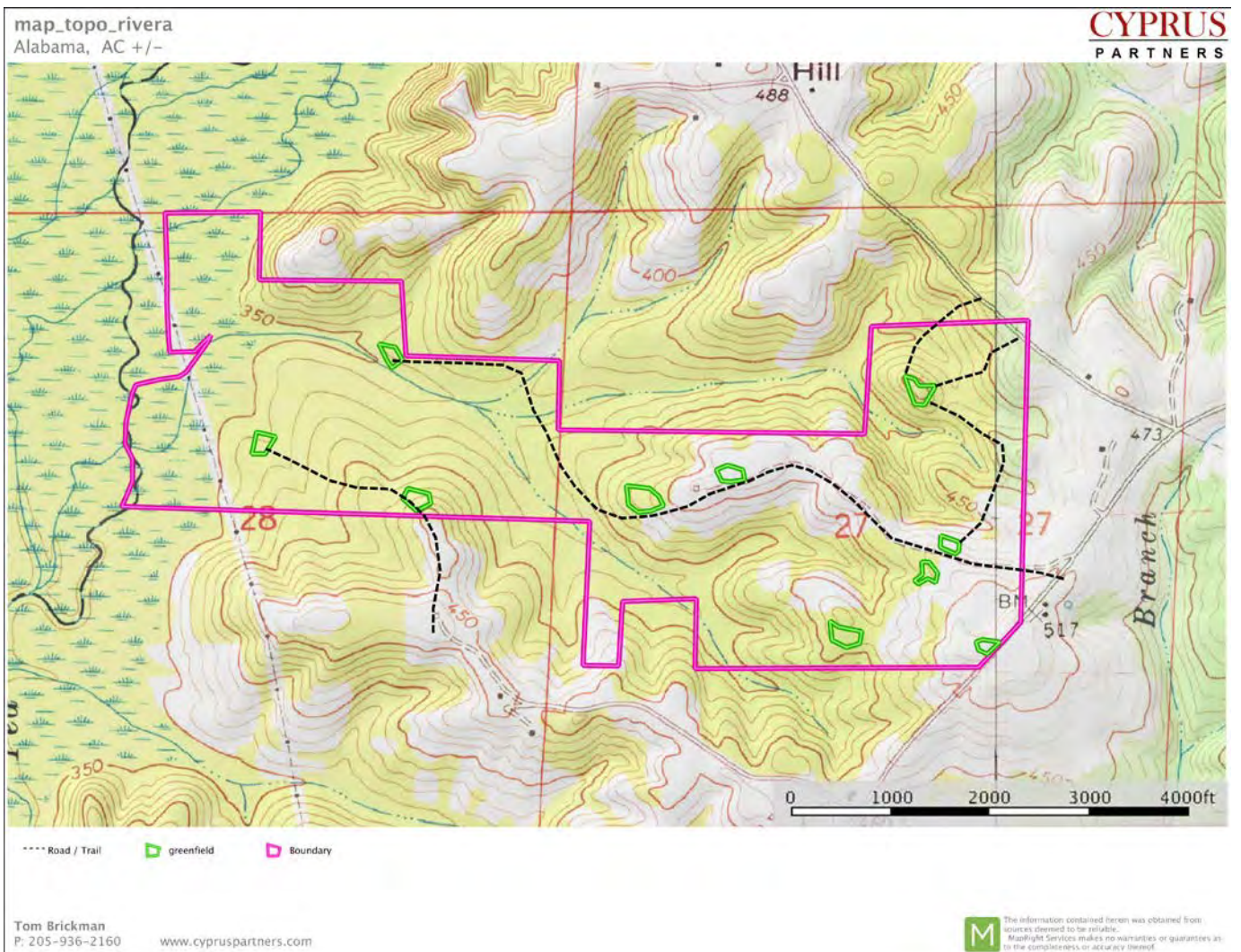
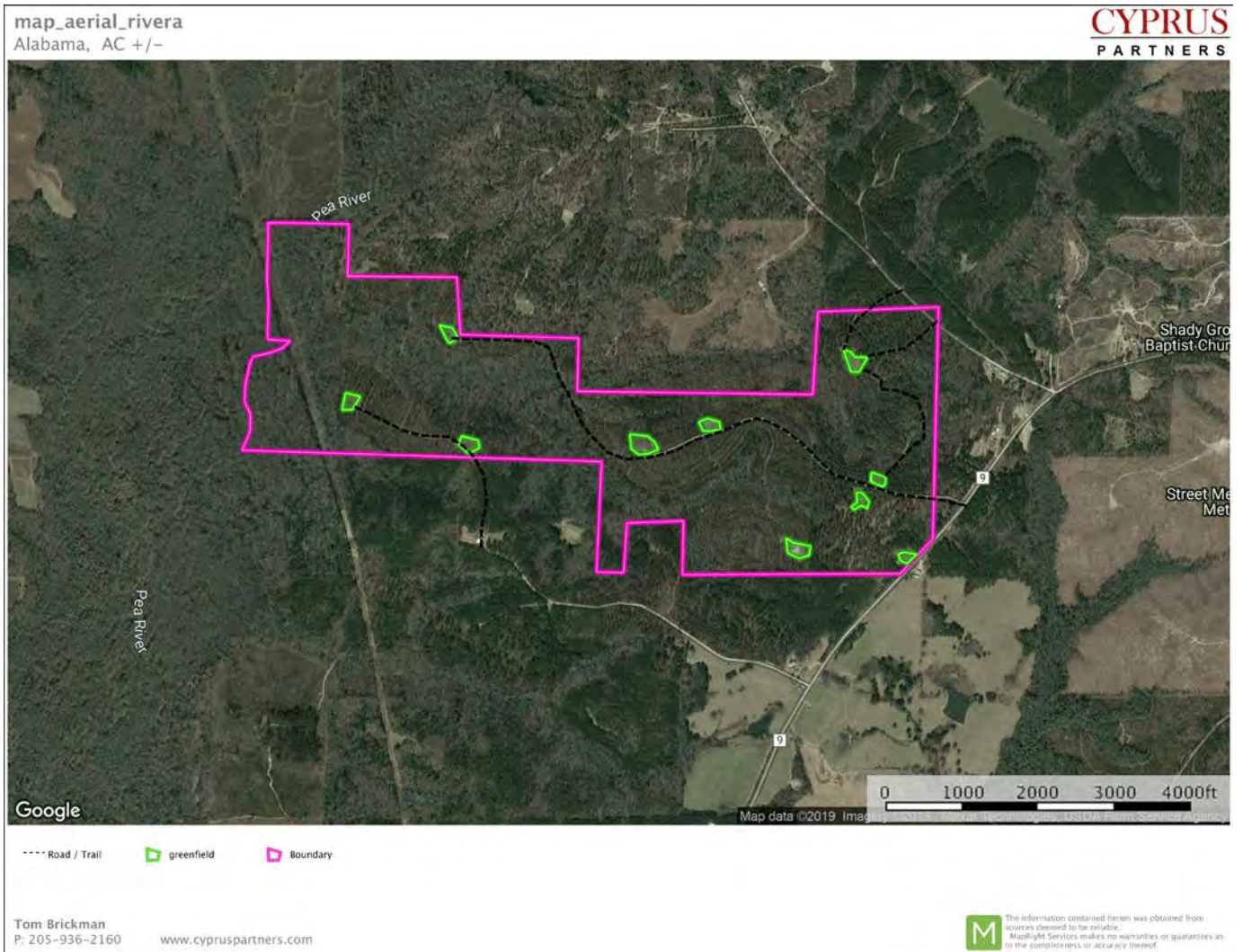
- Located at 10 miles west of Clayton, the county seat of Barbour County, Alabama. This is about 1 hour and 15 minutes southwest from Montgomery
- About 600 feet of frontage on paved Co Rd 9 plus a little frontage on Star Hill Rd
- The dirt access road from Co Rd 9 is an unmaintained County Road identified by the county as Mayes Rd
- Excellent hunting: the property fronts on the Pea River for about 1,000 feet and another 2,000 feet on a side channel of the Pea River
- There are a total of 9 wildlife food plots
- There is significant timber value, so call for a timber appraisal
- There are about 170 acres of plantation pine on the property of various ages, but all mature timber
- Additionally there are about 140 acres of mature hardwood timber along the Pea River and a small creek that flows through the property
- Public water and power available at the county road

All distances and acres are estimates and should be independently verified



Directions from the intersection of AL Hwy 239 and AL Hwy 51 in Clayton: (12 minutes to the property)

If you don't know how to get to Clayton, AL, look on an Alabama Highway map or search on Google Maps. In Clayton, take AL Hwy 239 west away from town for 9.0 miles. Take a left on County Road 27 and go 0.9 miles. Bear right on to County Road 9 (County Road 27 continues on to the left) and go 0.8 miles to the entrance to the property on the right. Look for the Cyprus Partners sign. The gate is locked so call the agent, Lisa Love, at 334-745-7530 to arrange access. The access road is located at Lat: 31° 54' 03.6" N.; Lon: 85° 37' 23.8" W.



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