

# Dale-Barbour Co., AL

SEE PHOTOS  
ON WEB:

[www.spencemaynor.land/255](http://www.spencemaynor.land/255)

Reference #465

Contact Spence for info:

205-500-0437

## LAND FOR SALE

### 255 AC +/-

### \$474,300.00

Exclusive Agent for owner:

**CYPRUS**  
PARTNERS

P O Box 43633  
Birmingham, AL 35243

## CABIN, LAKE, & TREE FARM IN ARITON, AL

- 1.5 miles northeast of Ariton with road access and direct access via 390 ft frontage on AL-HWY 51.
- Cabin has 2 Bedrooms and 1 Bathroom and is situated beside a beautiful +/- 3 acre lake.
- Cabin is on city water and is wired for generator power.
- Propane fuels the oven/ range and hot water heater.
- Wood stove in living room.
- Covered front porch, screened-in back porch.
- Exterior wood siding.
- Wood floors.
- Detached storage building.
- Power and telephone are available at the state highway.
- Terrain is mostly level to rolling. About 25 acres is steep.
- Well drained soils pine trees love.
- Internal roads provide good access to interior of lot.
- Hunting lease possible on +/- 250 acres of adjacent acreage.
- 170 miles to B'ham. 145 miles to Pensacola, 117 miles to Panama City. 76 miles to Montgomery. 59 miles to Andalusia, 35 miles to Dothan. 27 miles to Enterprise. 26 miles to Troy.

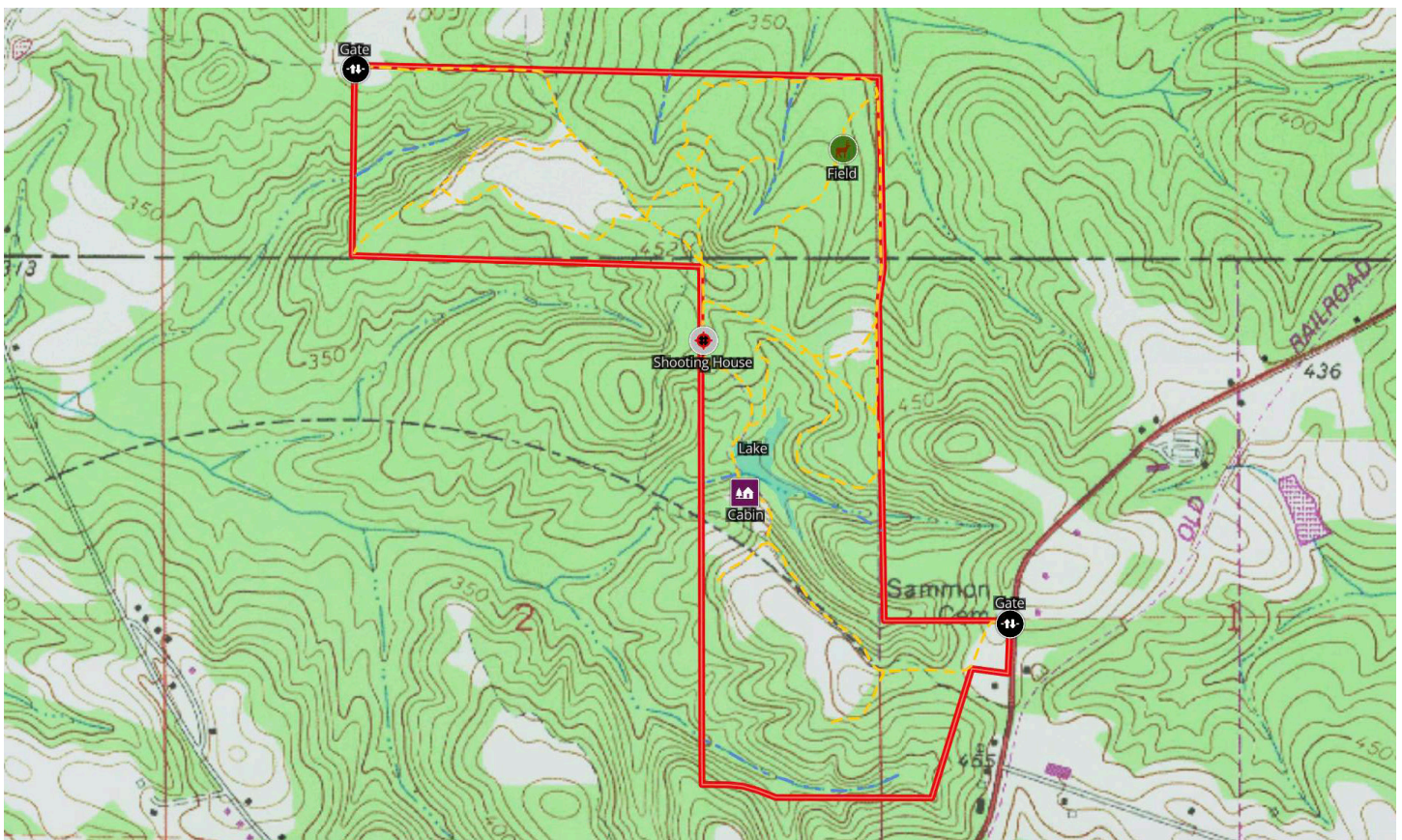
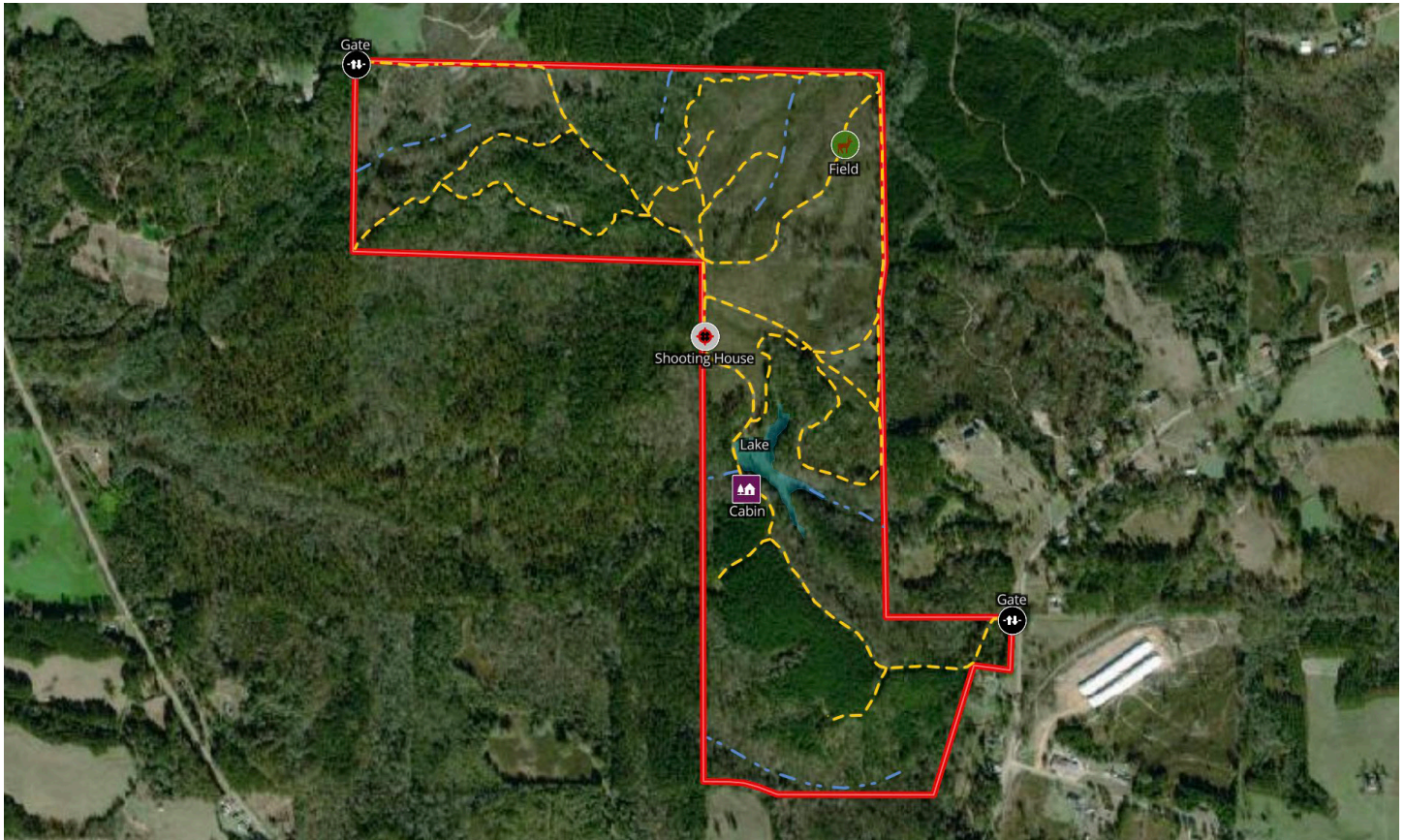


\*All distances and acres are estimates and should be independently verified



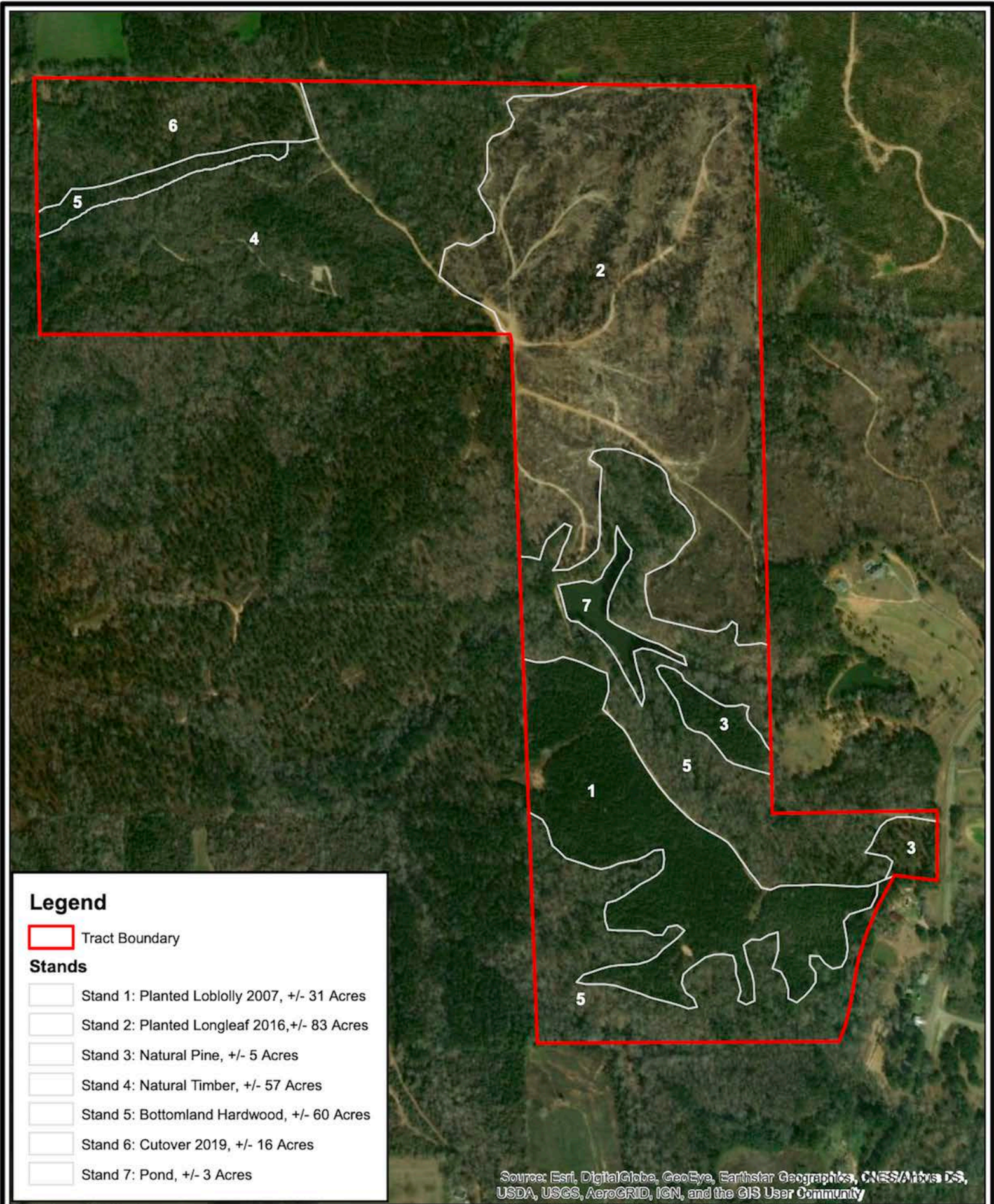
**APPROXIMATE ADDRESS: 7943 AL-HWY 51, ARITON, AL 36311**

**COORDINATES: 31.6107, -85.7018**



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 make any representation or warranty as to its 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.





### Legend

Tract Boundary

### Stands

- Stand 1: Planted Loblolly 2007, +/- 31 Acres
- Stand 2: Planted Longleaf 2016, +/- 83 Acres
- Stand 3: Natural Pine, +/- 5 Acres
- Stand 4: Natural Timber, +/- 57 Acres
- Stand 5: Bottomland Hardwood, +/- 60 Acres
- Stand 6: Cutover 2019, +/- 16 Acres
- Stand 7: Pond, +/- 3 Acres

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1 inch = 660 feet

## Chap Tract Stand Map

State:	AL
County:	Dale & Barbour
Twn:	Sec: 1,2;35 Twn:07;8N
Rng:	23E



Date:	2020
Drawn By:	RP
Southern Forestry Consultants, Inc	