

Walker County

SEE PHOTOS
ON WEB:

www.spencemaynor.land/34ac

Reference #502

Contact Spence for info:
205-500-0437

LAND FOR SALE

34 AC +/- \$87,550

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

AFFORDABLE LAND FOR SALE NEAR JASPER, I-22 Exit #57

MARKET AREA: West Jasper

MUNICIPALITY: County District 2

ROAD ACCESS: 1800 ft frontage on AL-118

UTILITIES: Power, Water, Telephone

WATERFRONT: Stream, rocky

EASEMENTS: Underground communications line runs along the road front

RESTRICTIONS: No

BUILDINGS: No

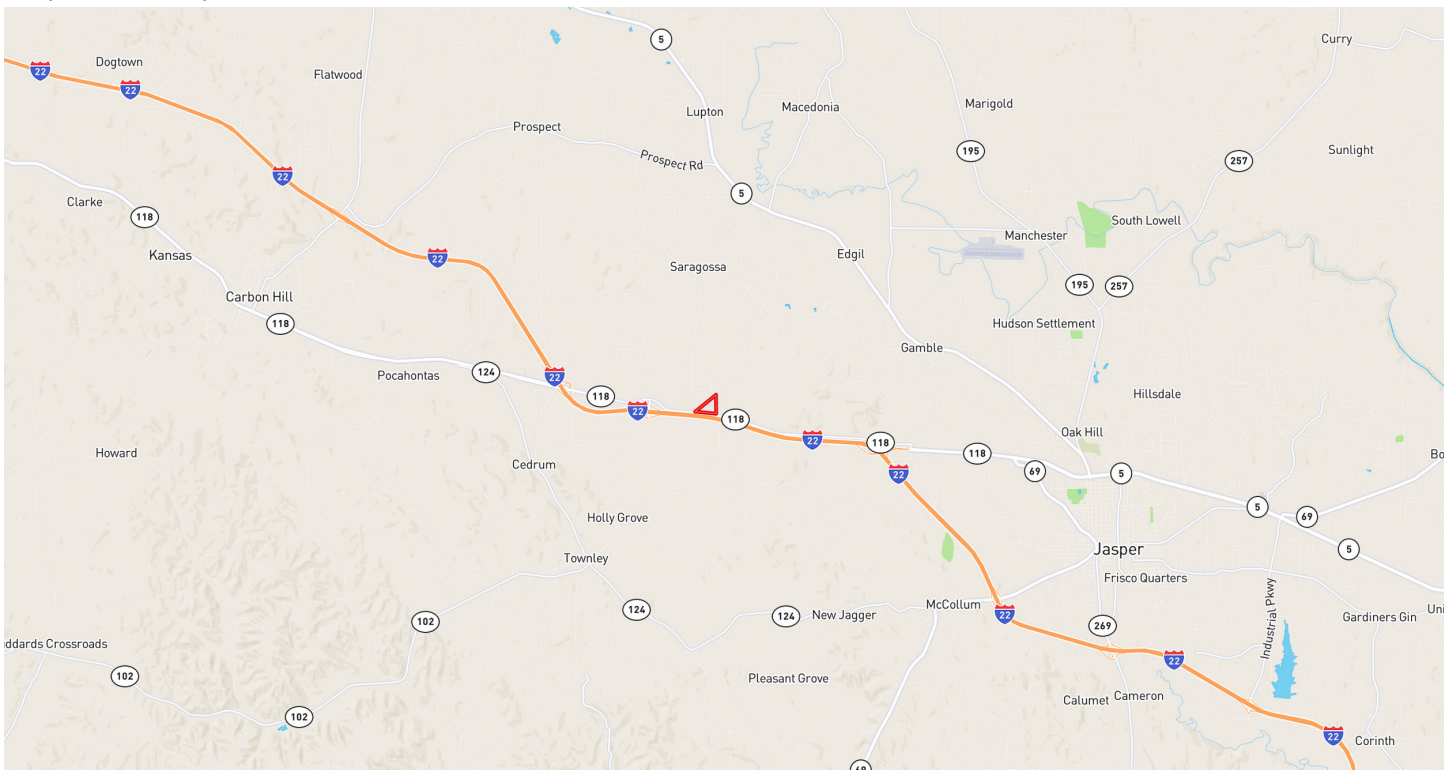
TIMBER: Fully timbered, Mature natural forest, Mostly pine trees

TOPOGRAPHY: Sloping, 50 ft elevation change

CURRENT USE: Raw land

BEST USE: Homesite, Homestead, Farm, Commercial, Industrial

SURROUNDING AREA: Interstate 22 Exit #53, Jasper 8 mi (10 min), Birmingham 50 mi (45 min), Tuscaloosa 60 mi (1 hr 10 min)



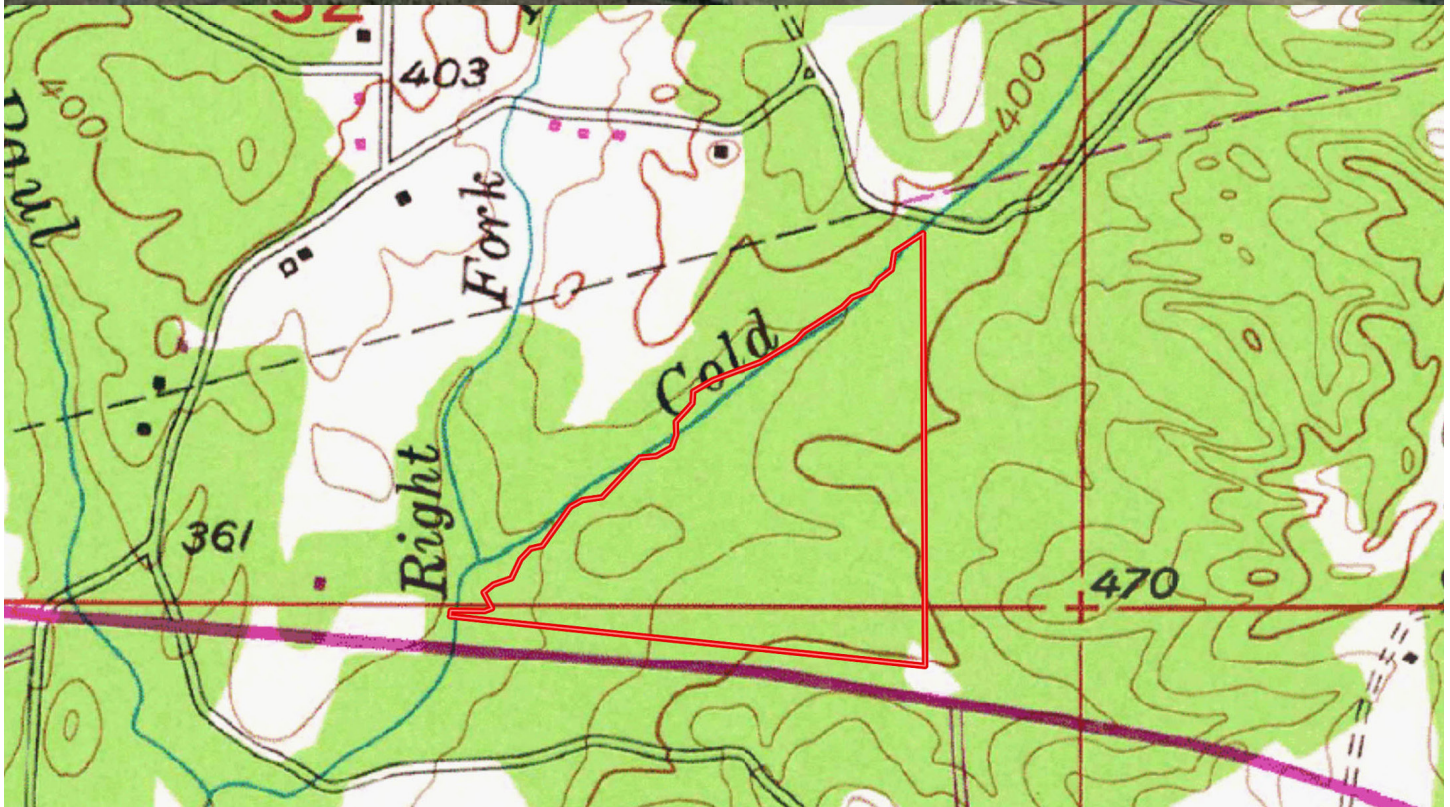
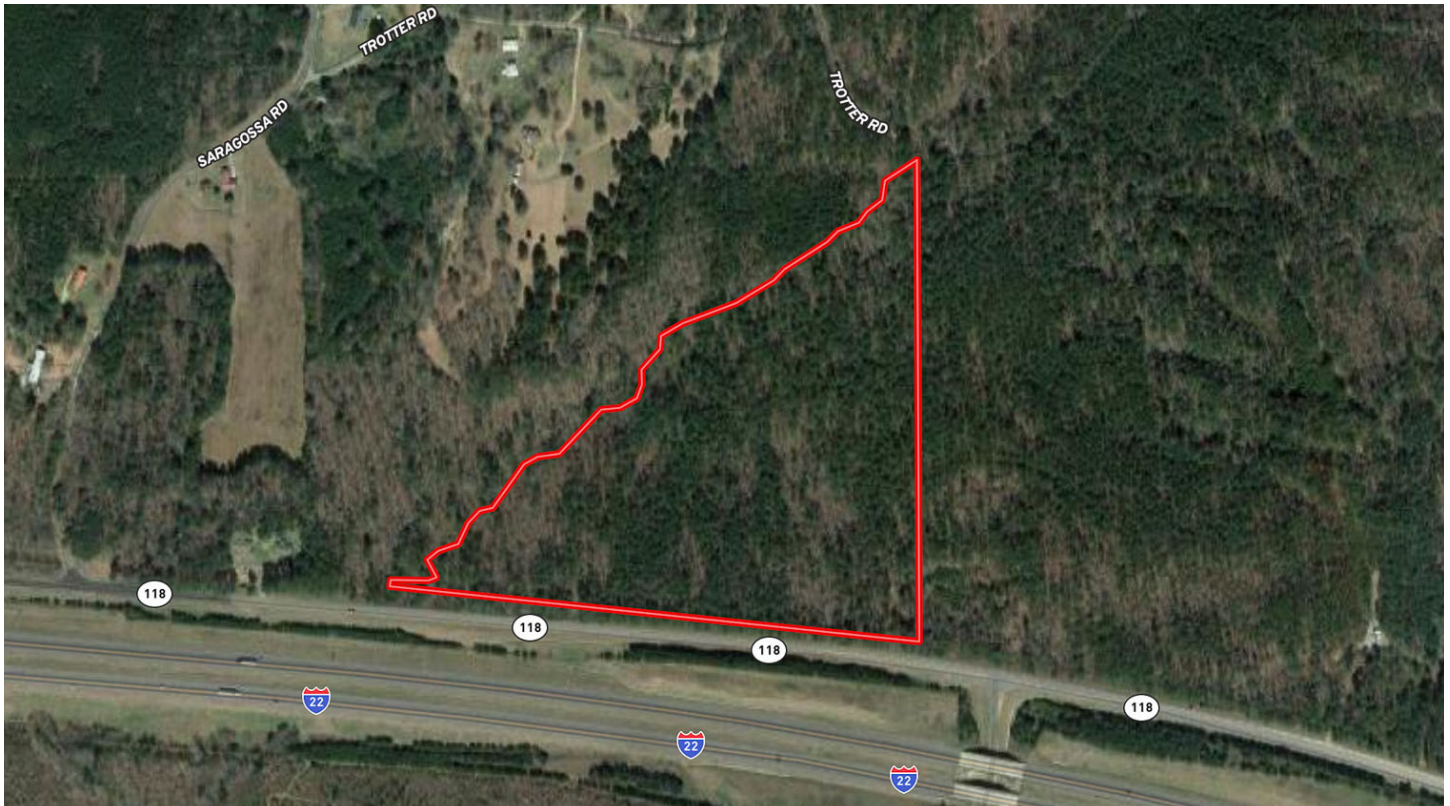
*All distances and acres are estimates and should be independently verified

PROPERTY ADDRESS: 000 AL-118, Jasper, AL, 35503

COORD: 33.86397, -87.396965

DIRECTIONS:

- 1) Take exit #57 for AL-118 E / Hwy 78 E
- 2) Turn onto AL-118 E / Hwy 78 E 0.8 mi
- 3) The property is located on the north side of AL-118 E / Hwy 78



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.