

St. Clair Co., AL

SEE PHOTOS
ON WEB:

www.spencemaynor.land/scenic

Reference #492

Contact Spence for info:
205-500-0437

LAND FOR SALE

28 AC +/- \$285,000

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

SCENIC! NEW LAND FOR SALE WITH CREEK, FISHING POND, ROW CROP, WILDLIFE

WATERFRONT: 800 ft on Gulf Creek, 2 acre pond, several wet weather streams.

ROAD ACCESS: Direct paved access via 665 ft frontage on Brothers Road.

UTILITIES: Power, city water, telephone available along Brothers Road and east property line.

IMPROVEMENTS: 2 acre fishing pond [20 ft depth], wooden dock, 9 acres row crop land, gravel driveway.

TIMBER: 13 acres HW & Pine timber with old growth along Gulf Creek.

TERRAIN: From level / gently sloping to sloped / steep.

SOILS: 22 acres Sandy Loam suitable for row crop - level to gently sloping.

CURRENT USE: Well maintained and ready for sale, vacant.

POTENTIAL USE: Home site, farm, recreation, conservation.

SURROUNDING AREA: Agricultural land, Residential land, Chandler Mountain, Horse Pens 40, Conservation land, town of Steele.

NOTES: 12 min to Steele, 15 min to I-59, 25 min to Walmart & Publix, 30 min to downtown Gadsden, 30 min to Lowe's, 35 min to Tractor Supply Co.

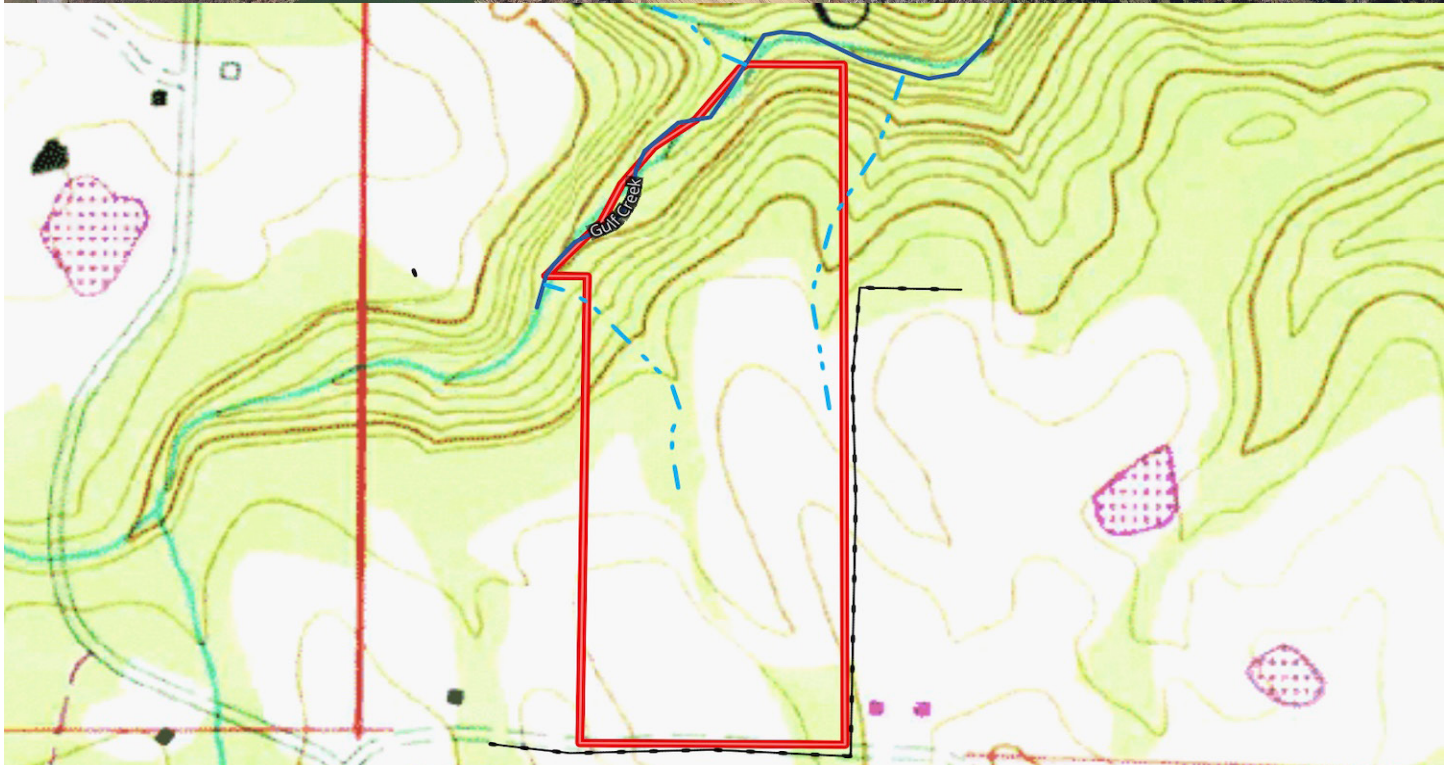


*All distances and acres are estimates and should be independently verified

DIRECTIONS TO: 000 Brothers Road, Steele, AL 35987.

From Interstate 59 Exit #166, it's 10 miles to the property.

1. Take exit 166 and head toward the Jack's on US-231 N, like you're going to Horse Pens 40 [3.4 mi]
2. Turn right onto CR-35, Gallant Rd [1.8 mi]
3. Turn right onto St Clair County 42 [1.4 mi]
4. Turn right onto Loop Rd [3.0 mi]
5. Turn right onto Brothers Rd [0.3 mi]
6. The property is on your left



IMPORTANT NOTICE: Investment in rural land carries risk and this offering is made with conditions. This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty as to completeness or accuracy of maps and other information provided here. No representation or warranty is made about this property, expressed or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency.