

# Walker Co., AL

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Reference # 521

*More info at*  
205-936-2160  
Agent: Tom Brickman

## Land For Sale

**91 acres**  
**\$195,195**

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

- This Walker County property has a drive time of about 44 minutes from the intersection of I-22 and I-65 in Birmingham, AL, or 15 minutes from U S Hwy 78 in north Jasper, AL
- Located about 4 miles southeast of Nauvoo just south of AL Hwy 5
- The property fronts on a paved county road (Sandcut Cutoff Rd) for about ½ mile and has access to power and city water
- A great hunting property with about 2,700 feet on Panther Branch, three wildlife food plots totaling about 3.5 acres, and a great mix of open land, young volunteer pine forest, and brushy areas. There is a good internal road system.
- About 40 acres has been strip mined for coal and reclaimed (smoothed back over)
- The land is level to rolling, primarily upland topography except for the land along Panther Branch, and has several potential home sites

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

### Driving Instructions

From the intersection of AL Hwy 5 and U S Hwy 78 Hwy in Jasper (15 minutes to the property)

Head north on AL Hwy 5 for 12.8 miles (bear to the left at 3/10 of a mile where AL Hwy 195 splits off to the right). Once you have traveled 12.8 miles, turn left on to Sandcut Cutoff Road. Go 2/10 of a mile to Panther Branch which is the start of the property on your left (look for pink flags). The property will be on your left for the next ½ mile. You'll see pink flagging on your left where we estimate the north and south property lines intersect with Sandcut Cutoff Road. Look for the Cyprus Partners signs. The property is gated and locked so call for access information. You are welcome to look on your own. We suggest you print out the brochure from our web site that has aerial photos and topo maps of the property, and take it with you. Or, call the agent, Tom Brickman, 205-936-2160, to arrange a visit or for more information.

### Important Notice

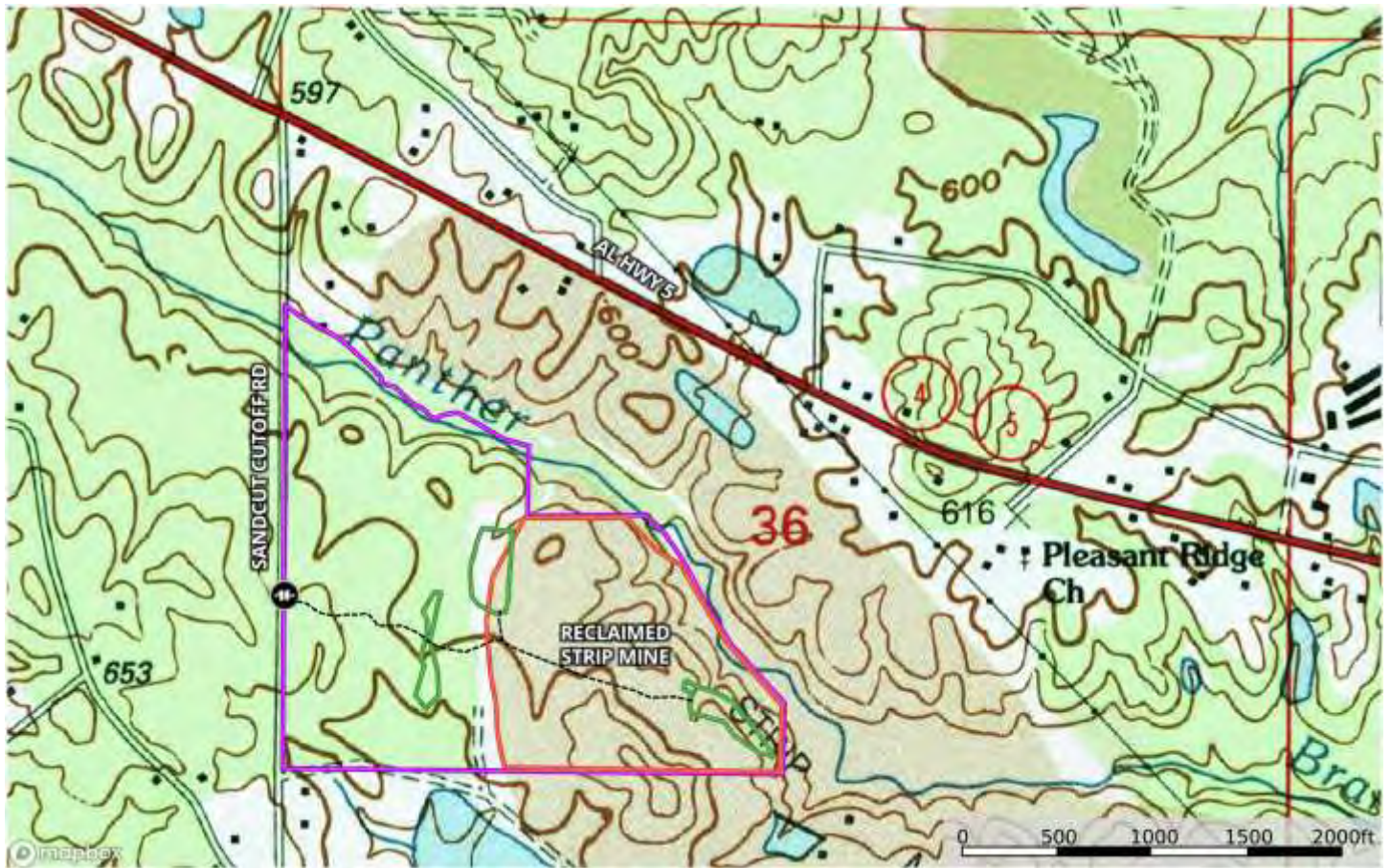
Investment in rural land carries risk and this offering is made with conditions

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, express 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.

## Location Map



# Topographic Map





Aerial Photo

