

Bibb Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 442

More info at
334-745-7530
Lisa Love, agent

Land For Sale

400 acres +/-

\$796,000

Exclusive Agent For Owner

CYPRUS
PARTNERS

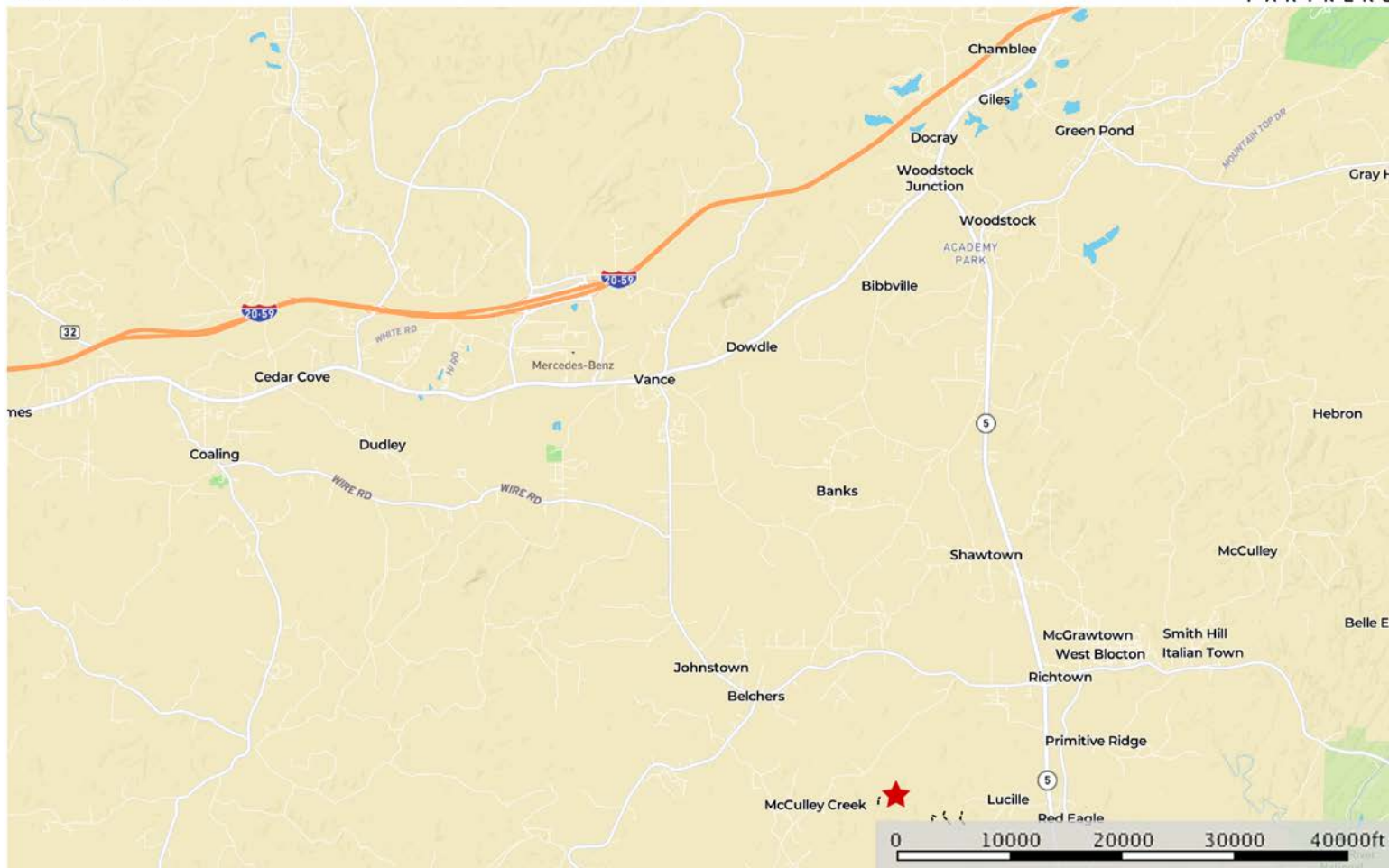
P O Box 590045
Homewood, AL 35259

- Convenient location near Birmingham & Tuscaloosa. It is 25 minutes from I-20/59 Exit # 97 (Woodstock) to the property. Located near West Blocton and about 6 miles NE of Talladega National Forest
- Good Access. Deeded easements from both the west (Hopewell Church Rd) and east (Lucille Rd) provide gated access to this private landholding
- Valuable timber. Property has 275 acres of mature pine plantation range from 15 to 33 years. 75 acres of the youngest pines are ready to thin now. These plantations are interspersed with 125 acres of hillsides and valleys of large hardwoods and natural pines
- Great Hunting. This property is leased to an excellent hunting club (lease can be cancelled or retained). The club has a camping area near the western entrance and have kept up an extensive road/trail system and 8-10 wildlife food plots (shooting houses belong to the club). Power at northeast corner
- Lots of water. There is over a mile of frontage on Hill/McCully Creek as well as over a mile of intermittent streams and 3 small ponds. Hill Creek is a large creek that flows southerly, eventually into the Cahaba River, not far from the Cahaba River National Wildlife Refuge (located about 5 miles to the east)
- The interesting geology and history of native Americans in the area can make searching for rocks and relics an interesting pastime
- Tree species include loblolly, shortleaf and longleaf pine as well as a variety of hardwoods, including oak, yellow poplar, gum, ash, dogwood, beech, cherry and maple

All distances and acres are estimates and should be independently verified

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Alabama, AC +/-

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★ PROPERTY LOCATION
---- Truck Road

Tom Brickman
P: 205-936-2160

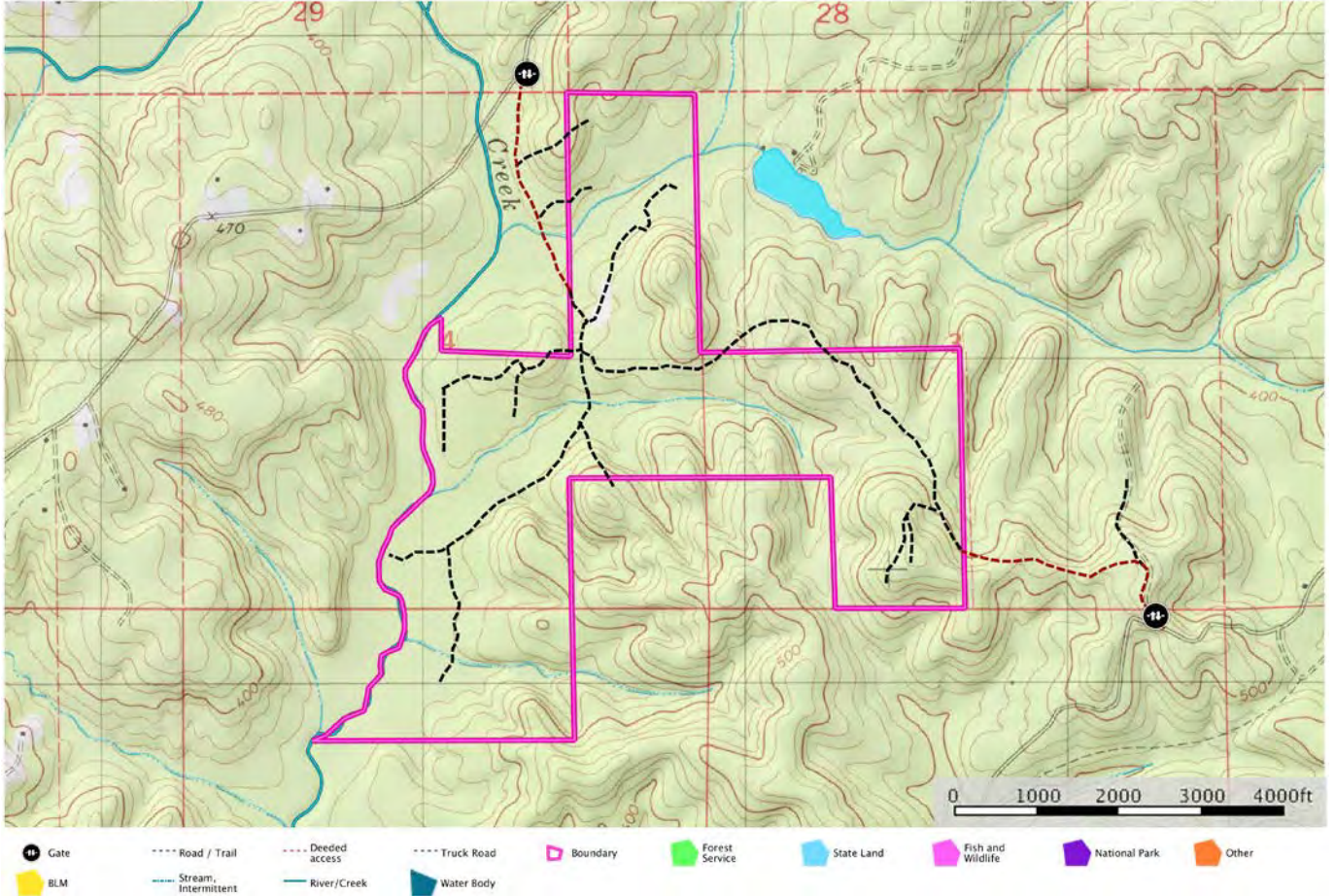
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Directions from I-20/59 Exit 97 (Woodstock exit): (25 minutes to the property)

Go south on U S Hwy 11 for 3.0 miles. Take a left onto AL Hwy 5 in Woodstock and go 7.5 miles. Take a right on to Vance road and go 1.3 miles. Take a left on to Hopewell Church Rd and go 1.7 miles to a gate on the left. Look for the Cyprus Partners sign. This gate is locked so call the agent for the combo ahead of time. From this gate it is ½ mile to the west line of the property. You are welcome to look on your own (download the brochure from the web site and use the topo map and aerial photo as a guide) or you can set up an appointment with the agent. The gate on Hopewell Church Rd is located at Lat: 33° 05' 50.0" N.; Lon: 87° 10' 43.9" W.

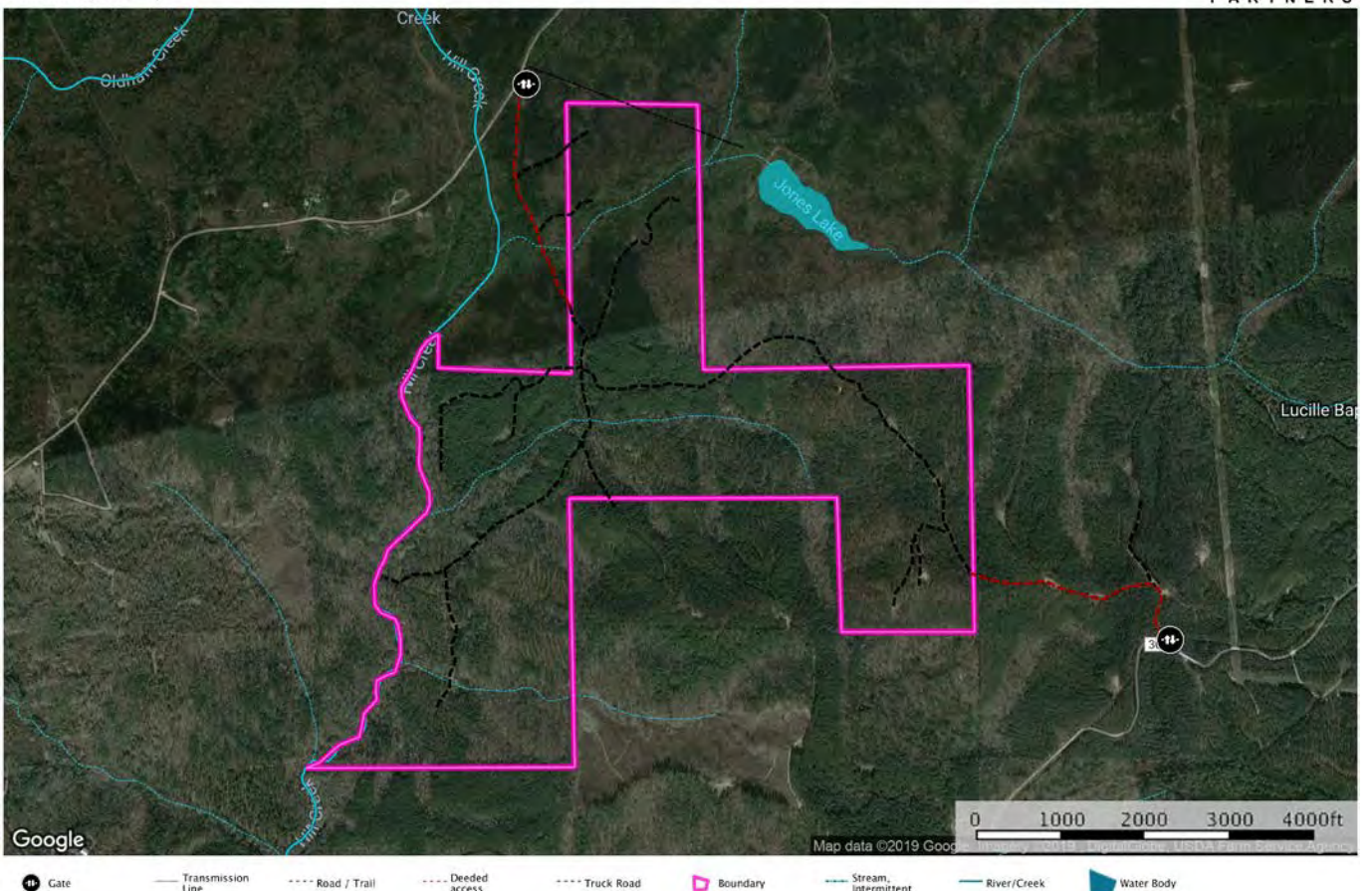
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Alabama, AC +/-



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Alabama, AC +/-



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