

# St. Clair Co., AL

SEE PHOTOS  
ON WEB:

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

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

### AG LAND WITH STOCKED IRRIGATION POND AND CREEK

- \* Irrigation / fishing pond (2 acres, 20 foot depth, built 2011), 2 fish condos, fish feeder, and pier.
- \* Lake pump bought new in 2012 remains together with any installed hoses or distribution lines.
- \* Pond managed by SE Pond, and was stocked with Bass, Coppernose, Bluegill, and Shellcracker Sunfish.
- \* Irrigated crop land (9 acres).
- \* Gulf Creek (800 foot frontage).
- \* Direct paved access via 665 foot frontage on Brothers Road.
- \* Power, city water, and telephone available along Brothers Road.
- \* Natural forest (13 acres).
- \* Terrain is mostly terraced with a gentle slope. Creek access is steep.
- \* Nearby crop land attracts plenty of deer and turkey.
- \* 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.
- \* Enjoy farming, camping, boating, fishing, hunting, hiking, and homesteading.

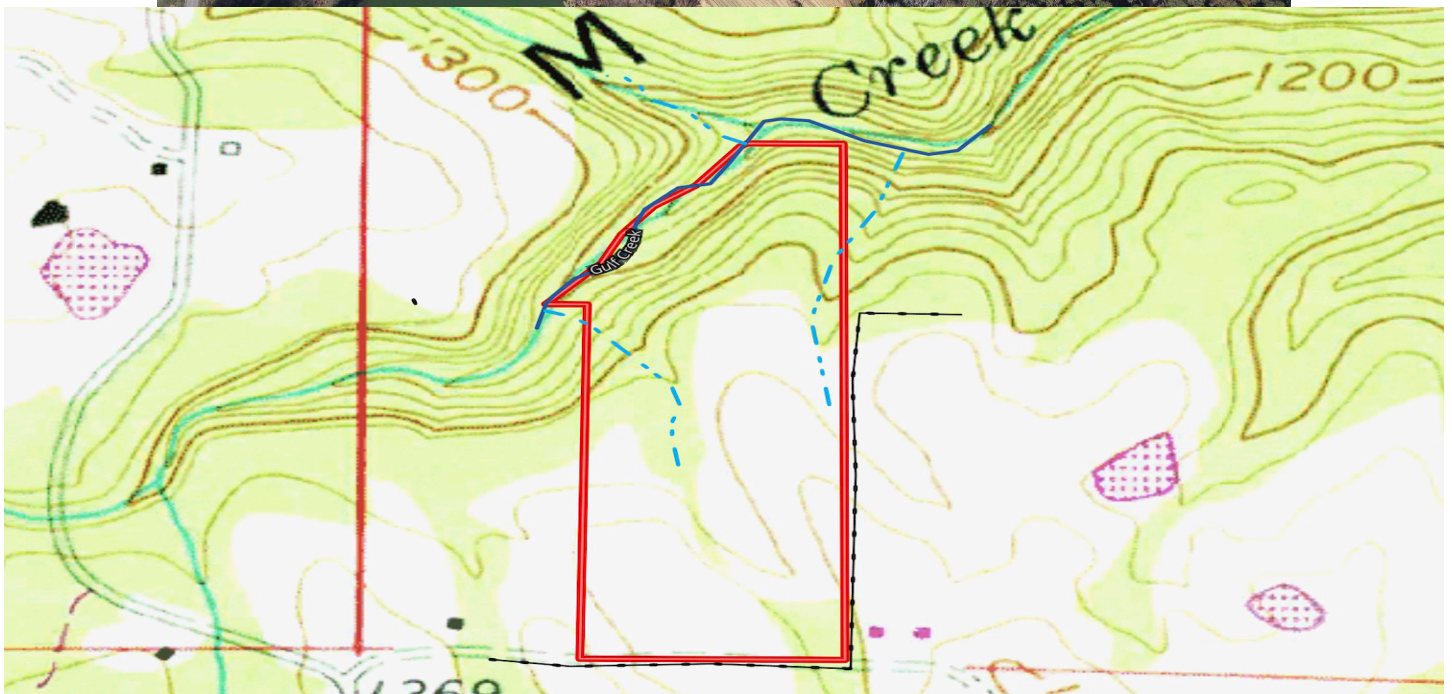


\*All distances and acres are estimates and should be independently verified

**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.