

Covington Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 563

More info at
334-312-4258
Agent: Mark Bailey

Land For Sale

40 acres

\$88,000

Exclusive Agent For Owner

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- Located in north Covington County, Alabama, about 20.9 miles from I-65 at Georgiana. It is about 67 minutes from Montgomery and about 15 minutes from Andalusia
- The property fronts on the south side of South Pines Rd, a dirt, county-maintained road, for about 450 feet
- The property has recently been clear cut of all merchantable timber. The timber was a mature planted pine plantation, resulting in a very clean clear cut. This makes the property easy to convert to other uses such as pasture, establishing home sites, replanting in trees, or laying out food plots for hunting
- There is public water and power at the west end of the frontage along South Pines Rd
- The topography is gently sloping and elevation changes about 80 feet over ¼ mile
- You can walk the property from anywhere along the frontage on South Pines Rd, or call the agent to set an appointment to tour the property. If you want to walk the property, we suggest you print out and take the brochure from the web site with you as a guide since it has an active Google Maps Pin, maps and aerial photos showing existing roads and property boundaries
- Please contact the listing agent, Mark Bailey, 334-312-4258, to schedule a visit to the property or to get more info
- All mineral ownership excluded from this sale by the seller

All distances and acres are estimates and should be independently verified

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.

Getting There

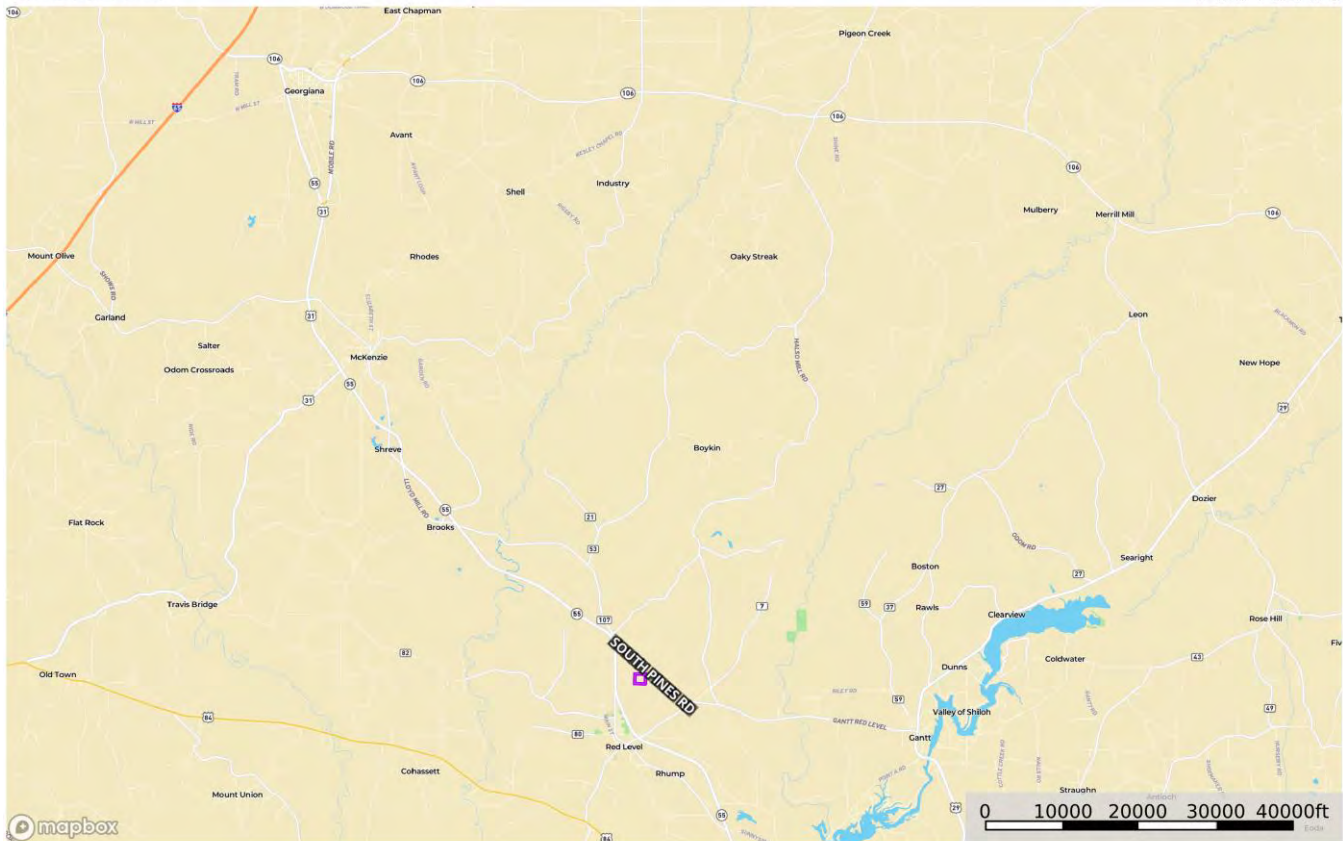
Google Maps Pin link to Northeast corner: <https://maps.app.goo.gl/eitrehwyvQtprjWU8>

Driving Instructions: From the intersection of I-65 and I-85 (in Montgomery: about 70 minutes to the property) Head south in I-65 toward Greenville for 56.9 miles and take Exit 114 at Georgiana. Go left over I-65 and onto Co Rd 55. Go 20.0 miles staying on Co Rd 55 (you will merge onto and off of U S Hwy 31) and take a left onto South Pines Rd. Go 0.9 miles to the northeast corner of the property. Look for the Cyprus Partners sign. The property is on the south side of South Pines Rd for about 450 feet. You can walk the property from here, or call the agent to set an appointment to tour the property. If you want to walk the property, we suggest you print out and take the brochure from the web site with you as a guide since it has maps and aerial photos. Or, download to your phone since it contains an active Google Maps Pin. Call the agent, Mark Bailey, 334-312-4258 for more information.

Location Map

map_location_beasley40
Alabama, AC +/-

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Tom Brickman
P: 205-936-2160

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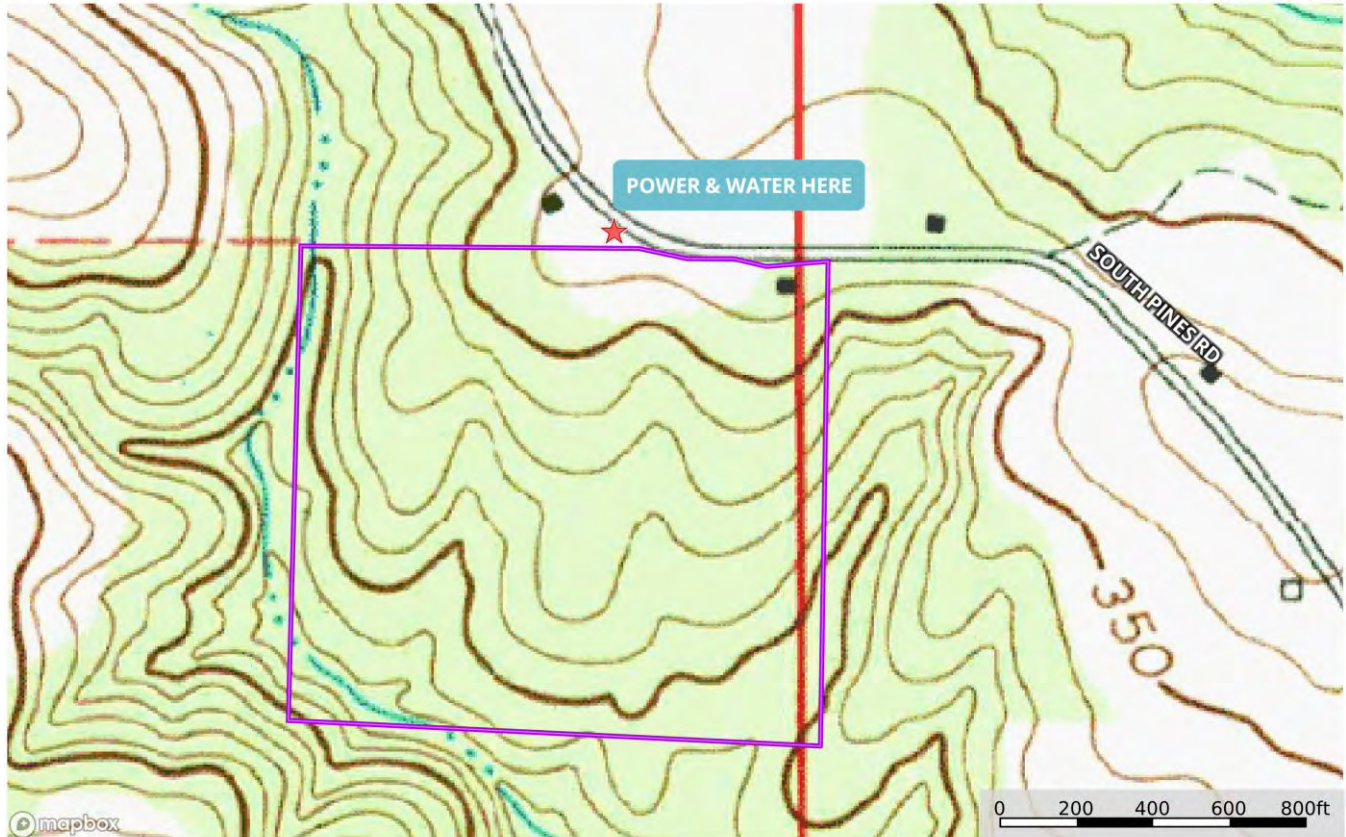


The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Topographic Map (10-foot contour interval)

map_topo_beesley40
Alabama, AC +/-

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★ power & water — boundary line

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Aerial Photo
(timber shown is recently clear cut)

map_aerial_beesley40
Alabama, AC +/-

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★ power & water
— boundary line

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