

# Cullman Co., AL

**VIDEO & PHOTOS**  
www.cypruspartners.com

Reference # 541

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

## Land For Sale

**13 acres**  
**\$71,500**

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

- Located in south Cullman County, Alabama, about 17 miles from I-65 Exit 291 (Hanceville/Colony). It is about 45 minutes to Birmingham, 30 minutes to Cullman, and 20 minutes to Jasper
- The property is also located near [Smith Lake](#), an Alabama Power lake of 21,000 acres and over 600 miles of shoreline. It is 5.2 miles from the property to the public boat launch just west of the dam
- The property fronts on AL Hwy 69 for about 1,300 feet and on Co Rd 25 for about 800 feet
- The property has power and water available
- This is an excellent location for your home in the country. There are several places suitable for a residence or two with access off of Hwy 69. It's a good neighborhood with utilities, gently topography and paved access
- Boyd Creek crosses the southeast corner of the property. See the video for a view of this beautiful, fast flowing creek. A second un-named creek also crosses the property. Consequently, there are a few acres that are low and unsuitable to build on (see the FEMA map in the brochure)
- The property is all forested, and is a mix of volunteer pine and hardwood that has grown back since the last timber harvest about 20 years ago
- An adjacent 22-acres is also available. Location shown on the brochure maps.
- You are welcome to look on your own. Print out the brochure from the web site and take it with you for the maps and aerial photos. Or, call the agent, Tom Brickman, 205-936-2160 for an appointment or for more information

*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.

# Driving Instructions

[Google Maps Pin to Intersection of AL Hwy 69 and Co Rd 25 \(south end of property\) >HERE<](#)

From the intersection of I-65 and I-20 (in Birmingham: about 45 minutes to the property)

Head north on I-65 toward Cullman for 30.9 miles. Take Exit # 291 (Hanceville/Colony) and go left (west) on AL Hwy 91 for 17.0 miles. Take a left onto AL Hwy 69 and go 2.4 miles south to where Co Rd 25 crosses Hwy 69. You are now at the south line of the property. Heading back north where you just came from, the property is continuously on the right (east) side of AL Hwy 69 for about 1,300 feet. The property also has about 800 feet of frontage on Co Rd 25. You are welcome to look on your own. Print out the brochure from the web site and take it with you for the maps and aerial photos. Or, call the agent, Tom Brickman, 205-936-2160 for an appointment or for more information.

## Location Map

map\_location\_austin13  
Alabama, AC +/-

**CYPRUS**  
PARTNERS



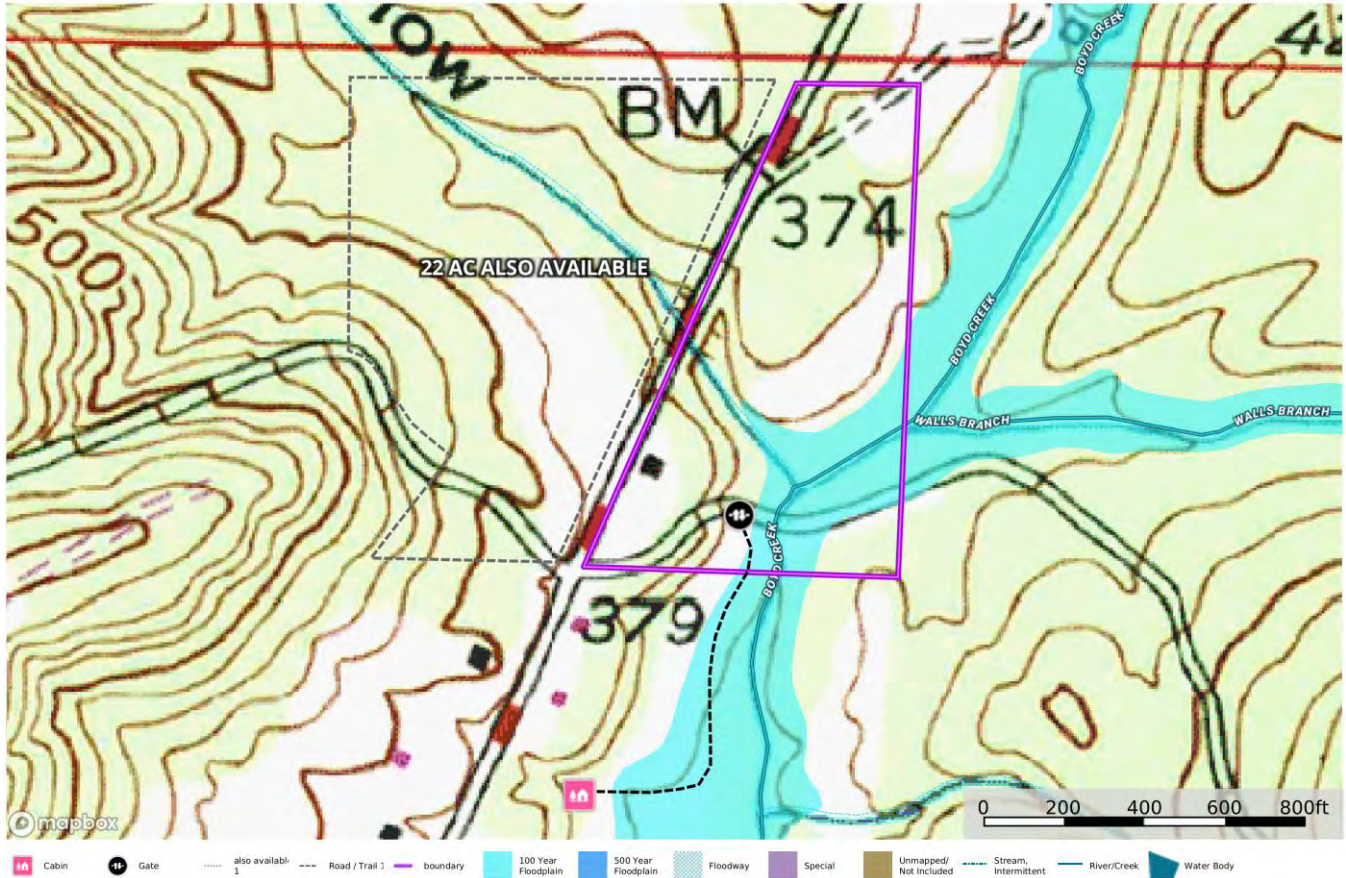
Tom Brickman  
P: 205-936-2160      www.cyruspartners.com

**id.** 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 & FEMA Map  
 Areas shaded blue are FEMA flood zone  
 (20-foot contour interval)

map\_FEMA\_austin13  
 Alabama, AC +/-

**CYPRUS**  
 PARTNERS



Tom Brickman  
 P: 205-936-2160

[www.cypruspartners.com](http://www.cypruspartners.com)

**id.** The information contained herein was obtained from sources deemed to be reliable. Land ID<sup>SM</sup> Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# Aerial Photo

map\_aerial\_austin13  
Alabama, AC +/-

**CYPRUS**  
PARTNERS



mapbox  
Cabin Gate also available Road / Trail boundary Stream, Intermittent River/Creek Water Body

Tom Brickman  
P: 205-936-2160

[www.cypruspartners.com](http://www.cypruspartners.com)

**id.** The information contained herein was obtained from sources deemed to be reliable. Cyprus Partners and its subsidiaries do not warrant the accuracy or completeness of the information.