

Walker Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 540

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

Land For Sale

83 acres
\$174,300

Exclusive Agent For Owner

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- Located in south Walker County about 4.8 miles from I-22 Exit 70 (Cordova – Parrish). It is about 35 minutes from Birmingham to the property (from the intersection of I-22 and I-65)
- The property has un-deeded access from Ridge Row Rd, a paved, county-maintained road. This access is well established and its use is uncontested. A survey shows that the east right-of-way of Ridge Row Rd lays 81.5 feet west of the west line of the property.
- There is power and water on the public road
- This is an excellent property for timber production, hunting and outdoor recreation
- Significant portions of this property have been strip mined for coal and reclaimed. This may limit some intended uses. For example, health department conditions on the installation of a septic system are possible. There are risk associated with building a house on reclaimed land. You can learn more at [>this link<](#)
- Many farmers in the area find reclaimed land makes good pasture for cattle
- The property is bordered by Alabama Power Company land (good neighbors) on 3 sides (1 mile of shared boundary) and the shared lines are painted bright red
- Mineral rights are excluded from this sale
- There are about 78 acres of 20-year old un-thinned planted pines ready for their 1st thin
- Please contact listing agent, Tom Brickman, 205-936-2160, for more info

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 >Gated Entrance<](#)

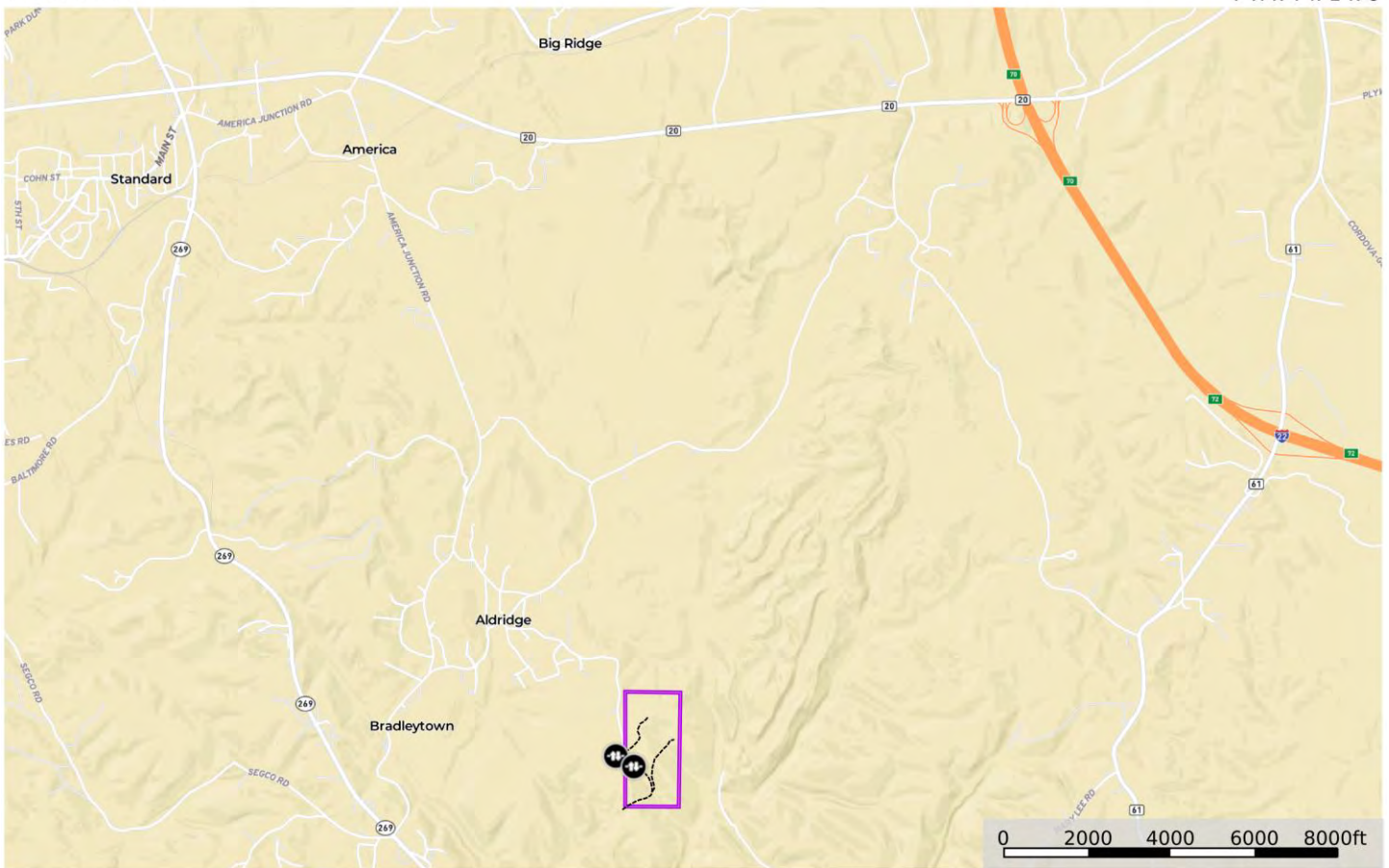
From the intersection of I-65 and I-22 (Exit 265 in Birmingham: about 35 minutes to the property)
From Exit 265 head west on I-22 towards Jasper, Alabama, for 25.6 miles. Take Exit 70 (Cordova-Parrish Rd) and turn left (west) at the end of the exit ramp. Go 3.2 miles and take a left onto America Junction Rd. Go 400 feet and bear left to stay on America Junction Rd. Go 2.2 miles to Vining Rd (if you are using Google Maps, be aware Collinswood Place does not exist). Take a left on Vining Rd and go 0.4 miles to Aldridge Rd (at 0.2 miles and bear right to stay on Vining Rd). Take a left and go 300 feet to Aldridge Loop Rd. Go 180 feet and turn left to take the left fork of Aldridge Loop Rd. Go 0.3 miles and stay left (go straight) onto Ridge Row Rd. Go 0.7 miles to the entrance of the property on the left and a Gated Entrance. Look for a Cyprus Partners sign on the left on a big pine tree. Call the agent, Tom Brickman, 205-936-2160 for access arrangements or more information. You are welcome to look on your own. In this case, we suggest you take a copy of the brochure with you for the maps and live Google Maps link it contains.

Location Map

map_location_BWC83

Alabama, AC +/-

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Gate --- Road / Trail 1 --- Road / Trail 2 --- Road / Trail 3 --- boundary line

Tom Brickman
P: 205-936-2160

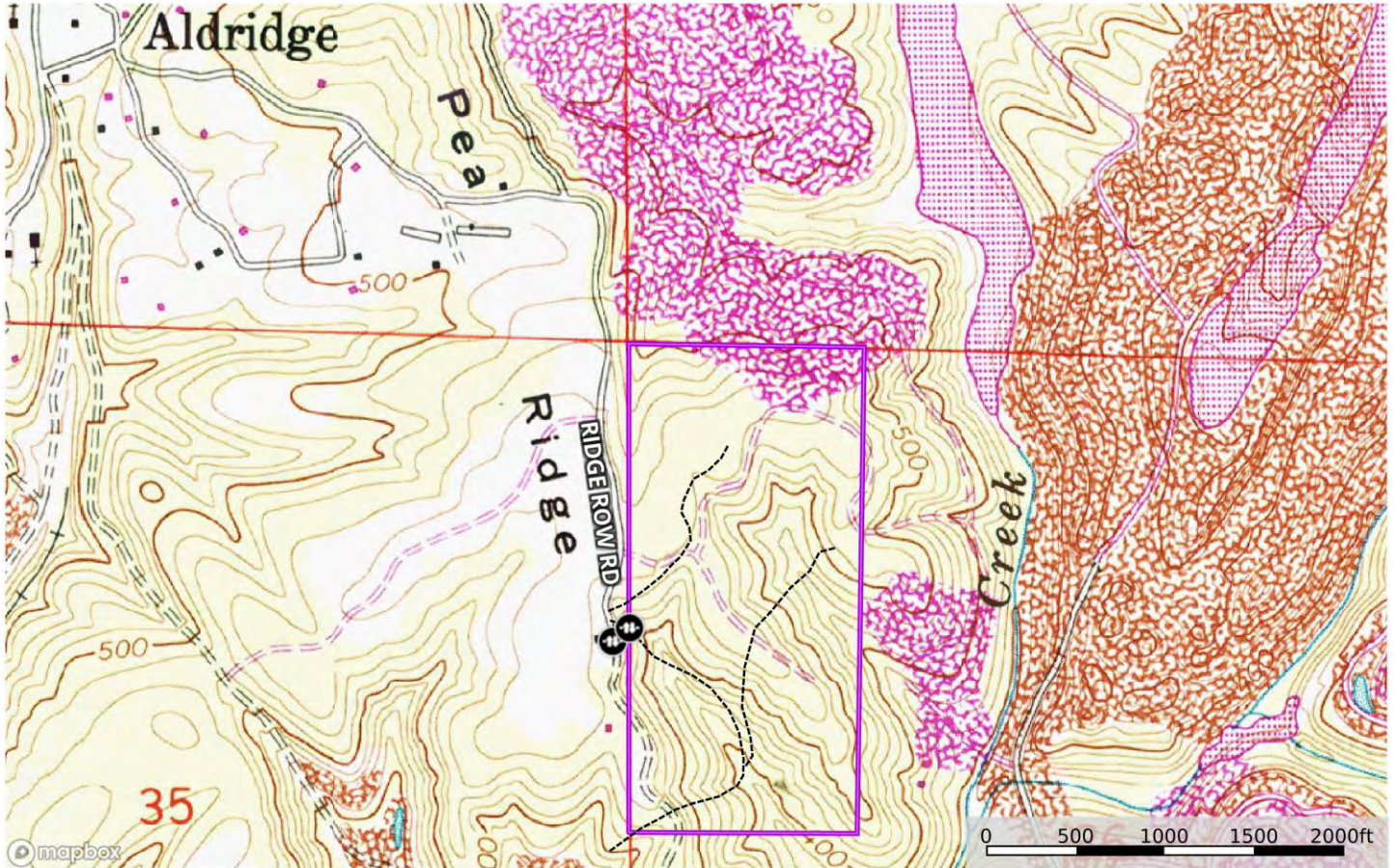
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Topographic Map (Prior to being strip mined and reclaimed)

map_topo_BWC83
Alabama, AC +/-

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Gate --- Road / Trail --- Road / Trail --- Road / Trail --- boundary line

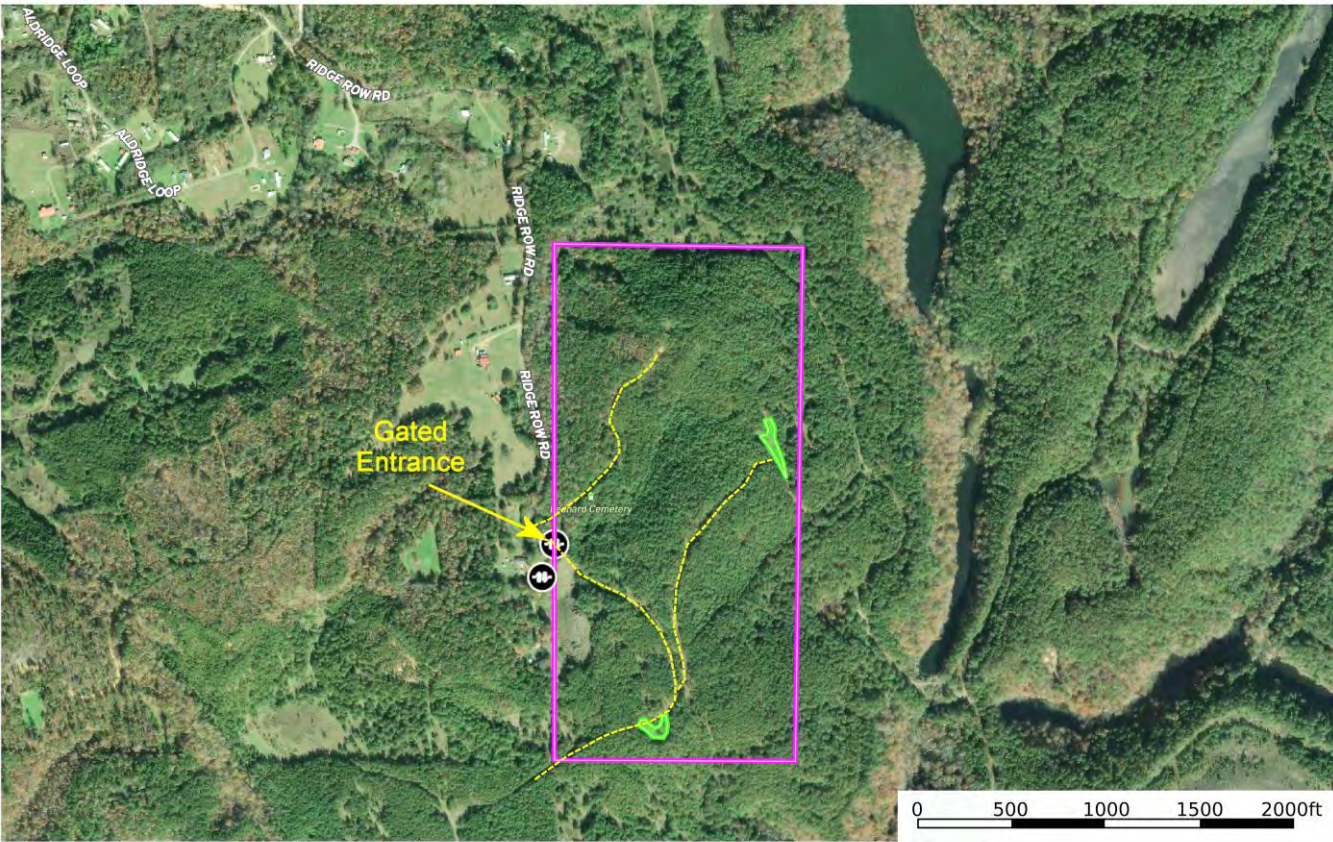
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Aerial Photo

map_aerial_BWC83
Alabama, AC +/-

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- Gate
- Road / Trail
- boundary line
- Boundary 1
- wildlife food plot

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