



AlabamaLandAgent.com

Land • Farms • Lake Property



## 200+/- Acre Sims Farm, Oneonta, Alabama

Just Imagine owning a Farm reminiscent of the Smokey Mountains in Tennessee. As you drive in, enjoy gorgeous rolling pastures flowing along sims rd. Then turning in the driveway, suddenly you notice in the distance a barn roof cresting above the hill. Picture building your Cabin, then all snuggled in your favorite leather chair, listening to the firewood crackling in the fireplace while overlooking the large 2-3 acre private lake. Large 36x48 Wood Barn. Horse and ATV Trails running within the woodlines and opportunity for more trails. If you like hunting, well you'll enjoy this farm with plenty of deer signs everywhere. Plenty of hunting opportunities with hardwood bottoms and ridges. This farm is unique, perfectly private, well maintained and easy accessible to Birmingham and Oneonta. The Farm is built for memories whether working Horses, Cows or Hunting the Land. It offers entertainment opportunies with friends or Weddings. You just don't want to miss this opportunity.



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Lovejoy Realty

Chad Camp

(205) 478-4974

Directions: Go I-59 to Ashville Exit 166. North on Hwy 231. Left on Hwy 29. Right on Sims Rd. Property on Left. Shown by Appointment.

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

**SURVEYOR'S NOTES:**

- (1) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- (2) SINCE THE DATE OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF LARRY WALKER LAND SURVEYING, INC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.
- (3) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- (4) SURVEY IS VALID ONLY IF PRINT HAS THE ORIGINAL SEAL AND SIGNATURE (IN RED INK) OF THE SURVEYOR PRESENT.
- (5) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- (6) ONLY ACTS OF POSSESSION, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
- (7) THE PROPERTY LINES SHOWN ON THE SURVEY PLAT ARE BASED UPON OLD ESTABLISHED CORNERS AND AGREED CORNERS BETWEEN ADJOINING LAND OWNERS AND MAY OR MAY NOT BE THE LINES OF THE ALIQUOT PARTS OF THE SECTION AND CARRY NO WARRANTY THAT THEY ARE THE LINES OF THE ALIQUOT PARTS OF THE SECTION.
- (8) DATE FIELD SURVEY COMPLETED ( 02/22/18 )
- (9) DATE DRAWING COMPLETED ( 02/23/18 )
- (10) ( ) RECORDED BEARINGS, ANGLES OR DISTANCES.
- (11) PDB POINT OF BEGINNING
- (12) PDC POINT OF COMMENCEMENT
- (13) TYPE OF SURVEY: BOUNDARY SURVEY

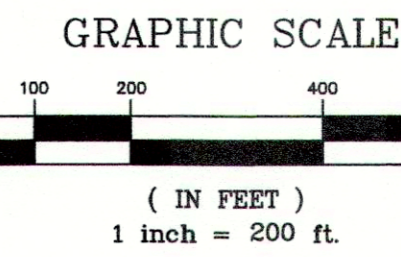
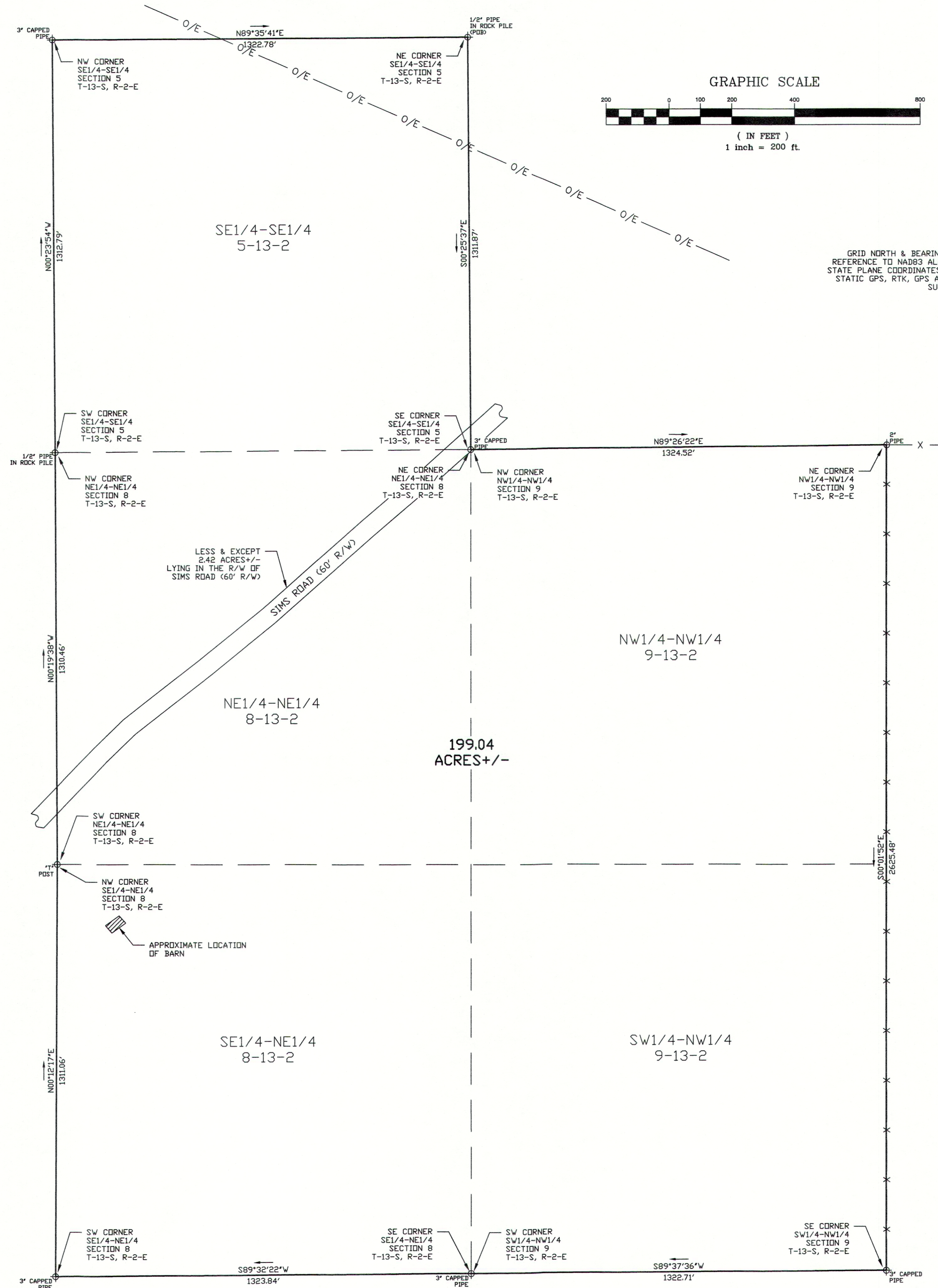
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF ALABAMA  
COUNTY OF BLOUNT

**LEGAL DESCRIPTION**

BEGIN AT A 1/2" PIPE IN A ROCK PILE MARKING THE NE CORNER OF THE SE1/4-SE1/4 IN SECTION 5, T-13-S, R-2-E, THENCE S00°29'37"E 1311.87' ALONG THE EAST LINE OF SAID FORTY TO A 3" CAPPED PIPE ON THE SOUTHEASTERLY R/W OF SIMS ROAD (60' R/W) MARKING THE NW CORNER OF THE NW1/4-NW1/4 IN SECTION 9, T-13-S, R-2-E, THENCE LEAVING SAID R/W AND ALONG THE NORTH LINE OF SAID FORTY N89°26'22"E 1324.52' TO A 2" PIPE MARKING THE NE CORNER OF SAID FORTY, THENCE S00°01'52"E 2625.48' ALONG THE EAST LINE OF SAID FORTY AND THE EAST LINE OF THE SW1/4-NW1/4 IN SAID SECTION 9 TO A 3" CAPPED PIPE MARKING THE SE CORNER OF SAID SW1/4-NW1/4, THENCE S89°37'36"W 1322.71' ALONG THE SOUTH LINE OF SAID FORTY TO A 3" CAPPED PIPE MARKING THE SE CORNER OF THE SE1/4-NE1/4 IN SECTION 8, T-13-S, R-2-E, THENCE S89°32'22"W 1323.84' ALONG THE SOUTH LINE OF SAID FORTY TO A 3" CAPPED PIPE MARKING THE SW CORNER OF SAID FORTY, THENCE N00°12'17"E 1311.06' ALONG THE WEST LINE OF SAID FORTY TO A "T" POST MARKING THE SW CORNER OF THE NE1/4-NE1/4 IN SECTION 8, T-13-S, R-2-E, THENCE N00°19'38"W 1310.46' ALONG THE WEST LINE OF SAID FORTY TO A 1/2" PIPE IN A ROCK PILE MARKING THE SW CORNER OF THE SE1/4-SE1/4 IN SECTION 5, T-13-S, R-2-E, THENCE N00°23'54"W 1312.79' ALONG THE WEST LINE OF SAID FORTY TO A 3" CAPPED PIPE MARKING THE NW CORNER OF SAID FORTY, THENCE N89°35'41"E 1322.78' ALONG THE NORTH LINE OF SAID FORTY TO THE POINT OF BEGINNING, CONTAINING 199.04 ACRES MORE OR LESS.

LESS AND EXCEPT 2.42 ACRES LYING IN THE R/W OF SIMS ROAD (60' R/W).

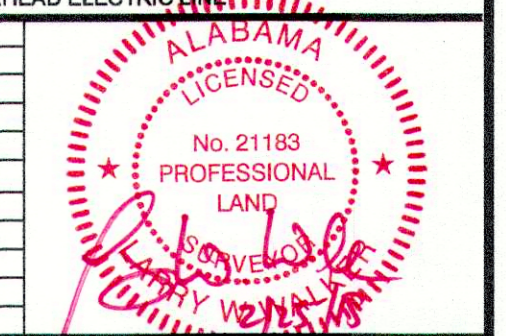


GRID NORTH & BEARINGS SHOWN ARE IN REFERENCE TO NAD83 ALABAMA WEST ZONE STATE PLANE COORDINATES ESTABLISHED BY STATIC GPS, RTK, GPS AND CONVENTIONAL SURVEYING METHODS.

**LEGEND**

	TREE
	NAIL
	CALCULATED POINT, NO PIN SET OR FOUND
	CONCRETE MONUMENT
	CONCRETE MONUMENT WITH DISC
	EXISTING IRON PIN
	FORTY CORNER
	RAILROAD SPIKE
	CAPPED 1/2" REBAR (LS#21183)
	CAPPED 1/2" REBAR (CA-497-LS)
	RAILROAD TRACKS
	LINE NOT TO SCALE
	FENCE LINE
	CENTER LINE
	POWER POLE
	OVERHEAD ELECTRIC LINE

REVISIONS	



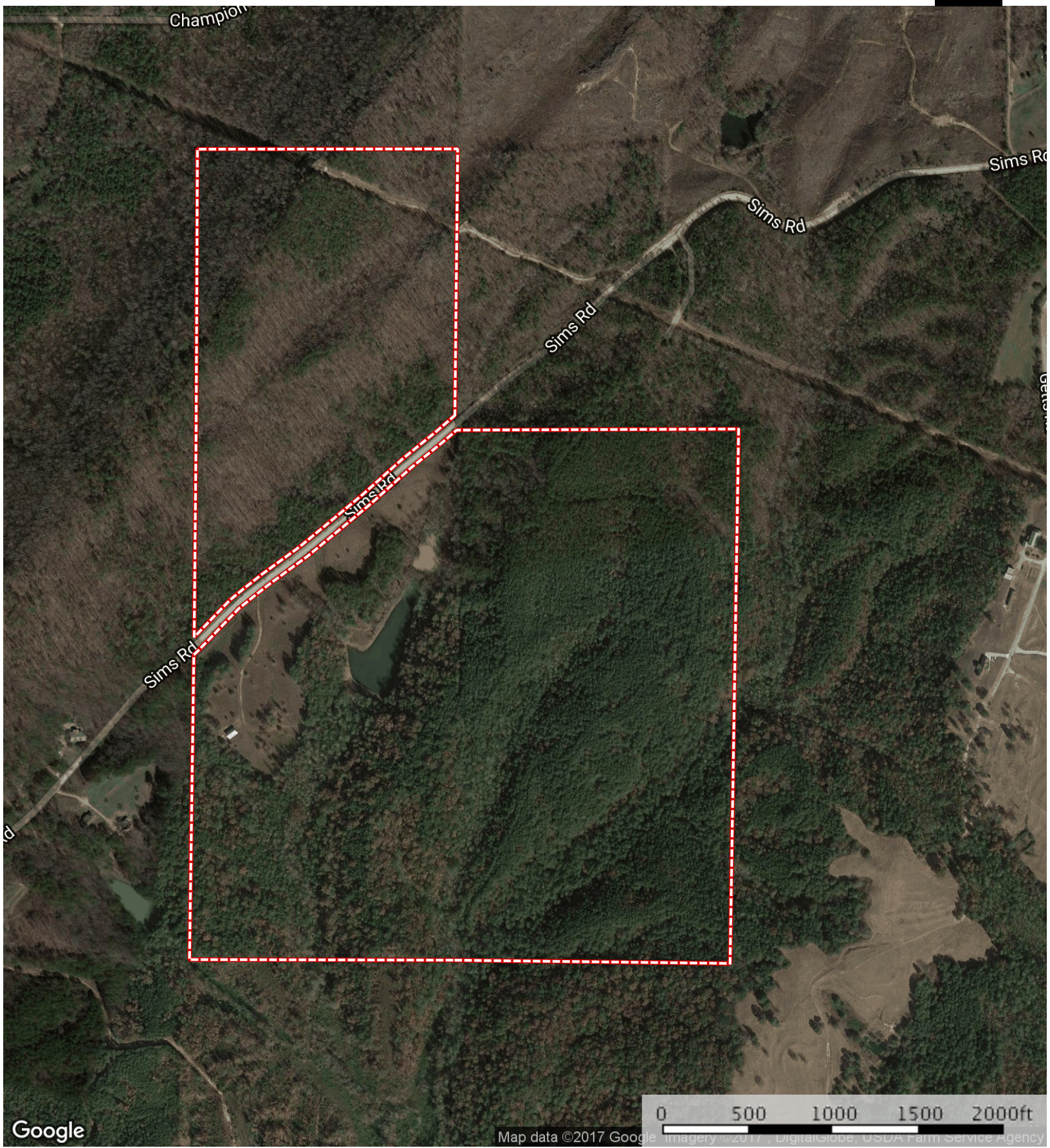
LOVEJOY REALTY  
BLOUNT COUNTY, ALABAMA

JOB INFORMATION	
DRAWN BY:	ADW
CHECKED BY:	LWW
FIELD NOTES:	2018/01 PG. 52
SURVEY CREW:	CP, WP
SURVEY #:	S18-078 S-T-R: 5-13-2, 6-13-2, 9-13-2

LARRY WALKER  
LAND SURVEYING, INC.

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HOKES BLUFF, AL 35903  
PHONE: (256)492-7940  
FAX: (256)492-8417  
EMAIL: LARRY.LWLS@GMAIL.COM

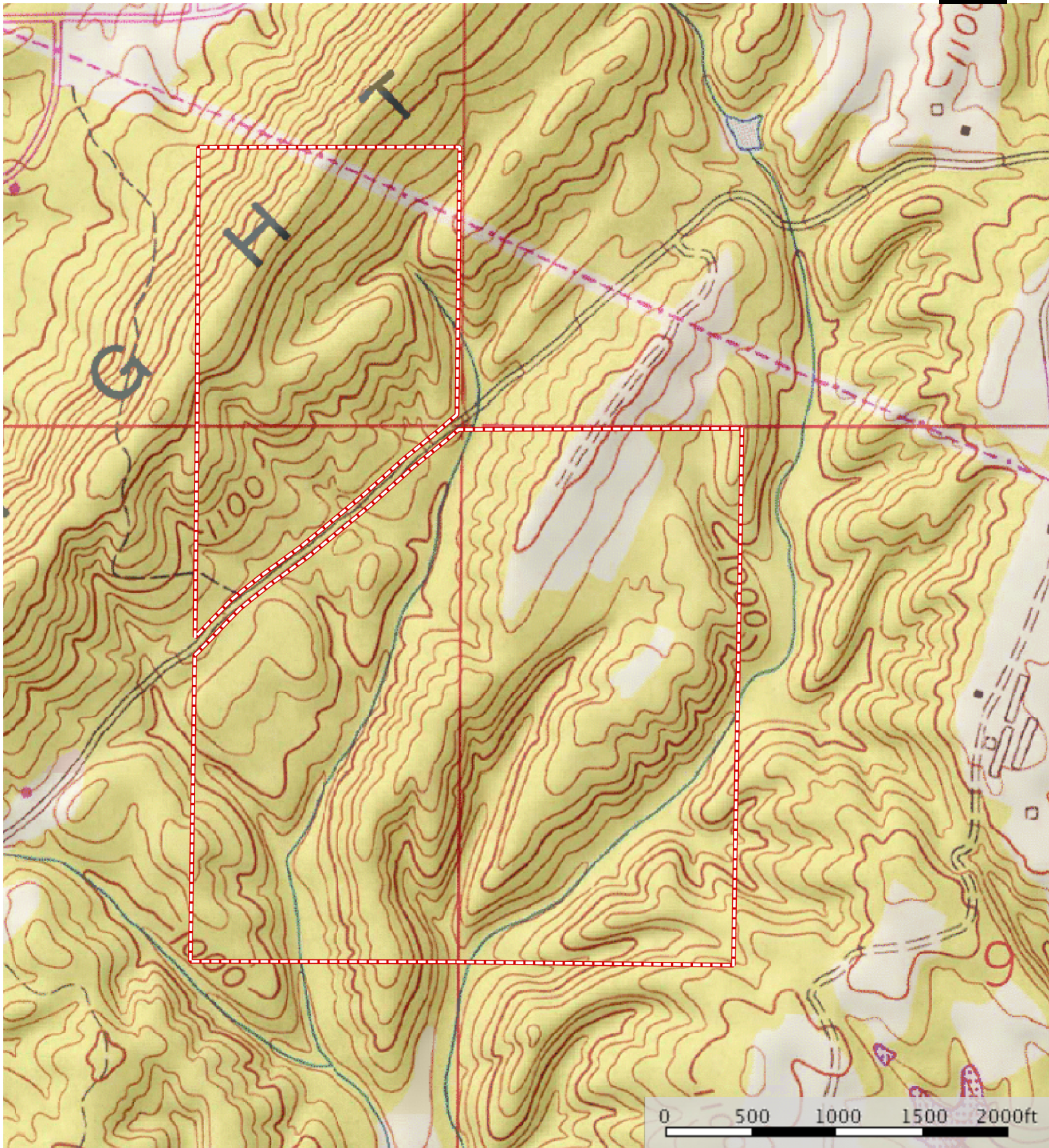




Google

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 Boundary



 Boundary