

# Covington Co., AL

**SEE PHOTOS**  
[www.cypruspartners.com](http://www.cypruspartners.com)

Reference # 545

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

## **Land For Sale**

### **202 acres**

### **\$646,400**

Exclusive Agent For Owner

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- Located in north Covington County, Alabama, about 21.5 miles from I-65 at Georgiana. It is about 70 minutes from Montgomery and about 16 minutes from Andalusia
- The property fronts on Perrette Rd, a dirt, county-maintained road
- This is an excellent hunting property because of the creek hardwood (Buck Creek crosses the property for about ½ mile) and the mix of natural and planted timber
- The property has about 105 acres of planted loblolly pine about 30 years of age, 40 acres of bottomland hardwood, and about 57 acres of natural timber, primarily composed of volunteer longleaf pine
- The property has timber income potential from thinning the planted pine stands. This should be done immediately to address scattered pine beetle outbreaks. On the aerial photo, the planted pine stands shown in red outline are based on a 1997 Google Earth image that shows planted pines in rows. Evidence on the ground today of row structure may not be present.
- There is public water and power about 800 feet east of the entrance on Perrette Rd on the adjoining property that has a residence and commercial chicken houses.
- The entrance on Perrette Rd has a locked gate. You can walk the property from here, or call the agent to arrange access through the gate, or 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 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.

## Driving Instructions

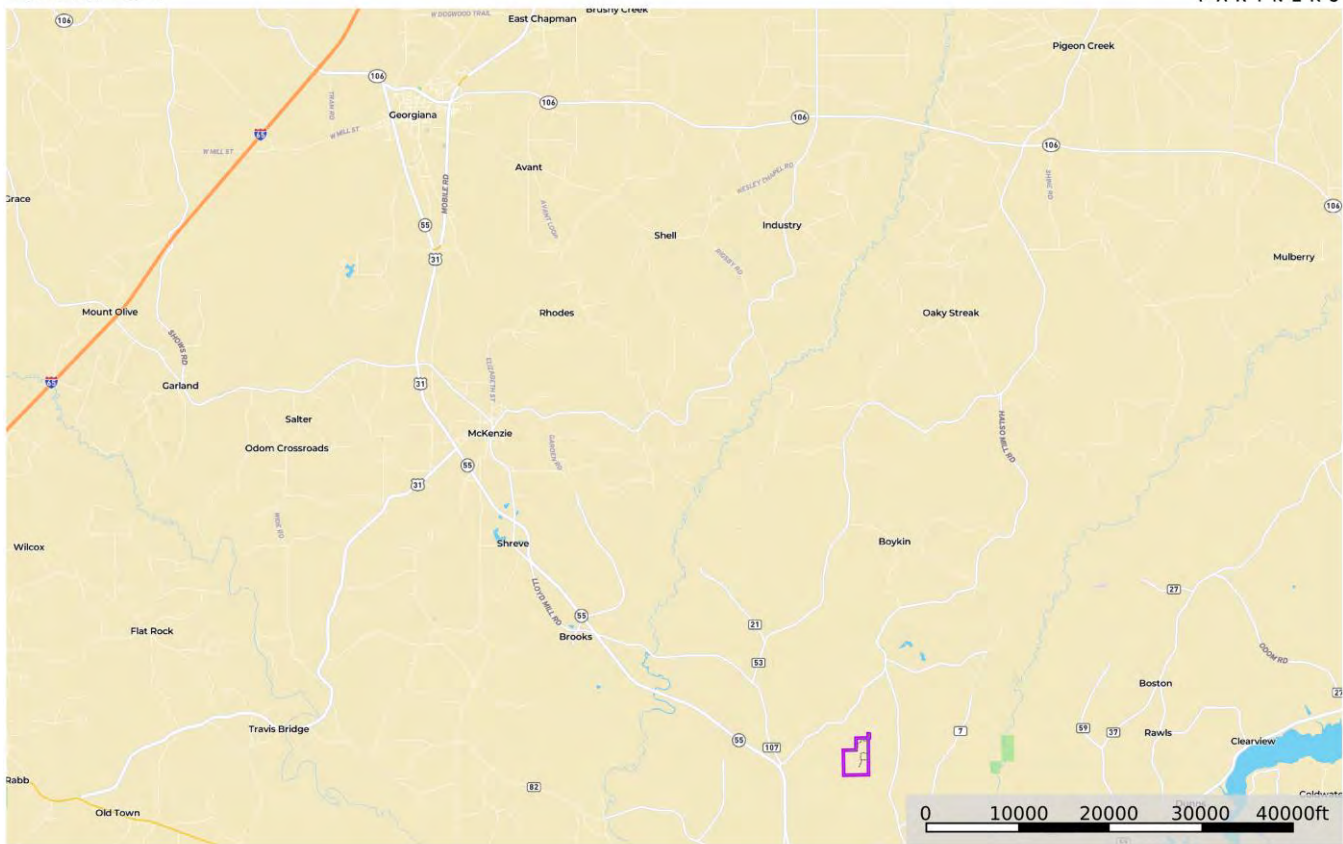
From the intersection of I-65 and I-85 (in Montgomery: about 70 minutes to the property)

Head south in I-65 toward Greenville for 56.7 miles and take Exit 114 at Georgiana. Go left over I-65 and onto Co Rd 55. Go 19.2 miles staying on Co Rd 55 (you will merge onto and off of U S Hwy 31) and take a left onto Lloyd Mill Rd (Co Rd 107). Go 440 feet and take a right onto Hesters Store Rd (Co Rd 51). Go 1.7 miles and take a right onto Perrette Rd. Go 0.6 miles to the entrance to the property on the right (south side of road). Look for the Cyprus Partners sign. The entrance here has a locked gate, so you can walk the property, or call the agent to arrange access through the gate, or 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 showing roads and boundaries. Call the agent, Mark Bailey, 334-312-4258 for more information.

## Location Map

map\_location\_beasley202  
Alabama, AC +/-

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--- Road / Trail 4 --- Road / Trail 3 --- Road / Trail 2 --- Road / Trail 1 --- boundary

Tom Brickman  
P: 205-936-2160

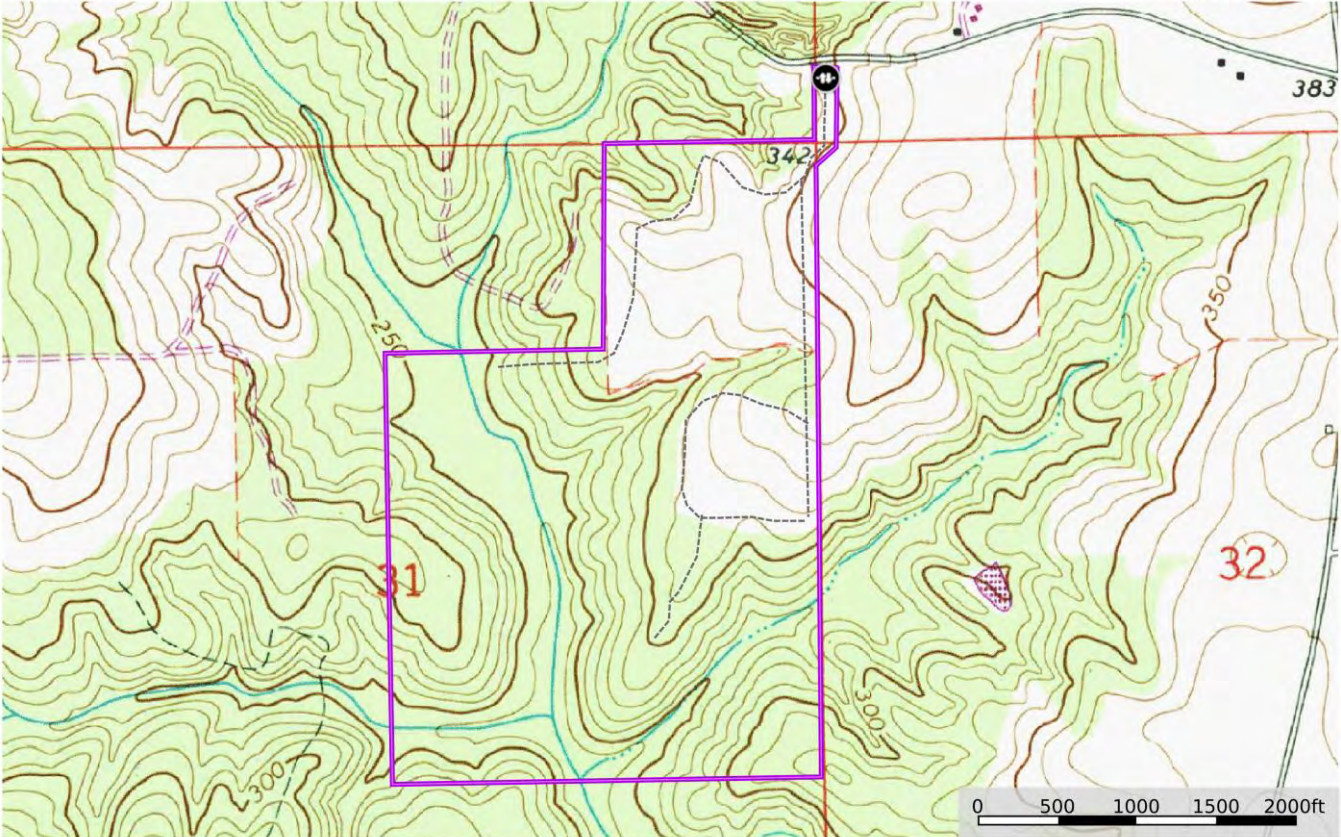
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# Topographic Map (20 foot contour interval)

map\_topo\_beesley202  
Alabama, AC +/-

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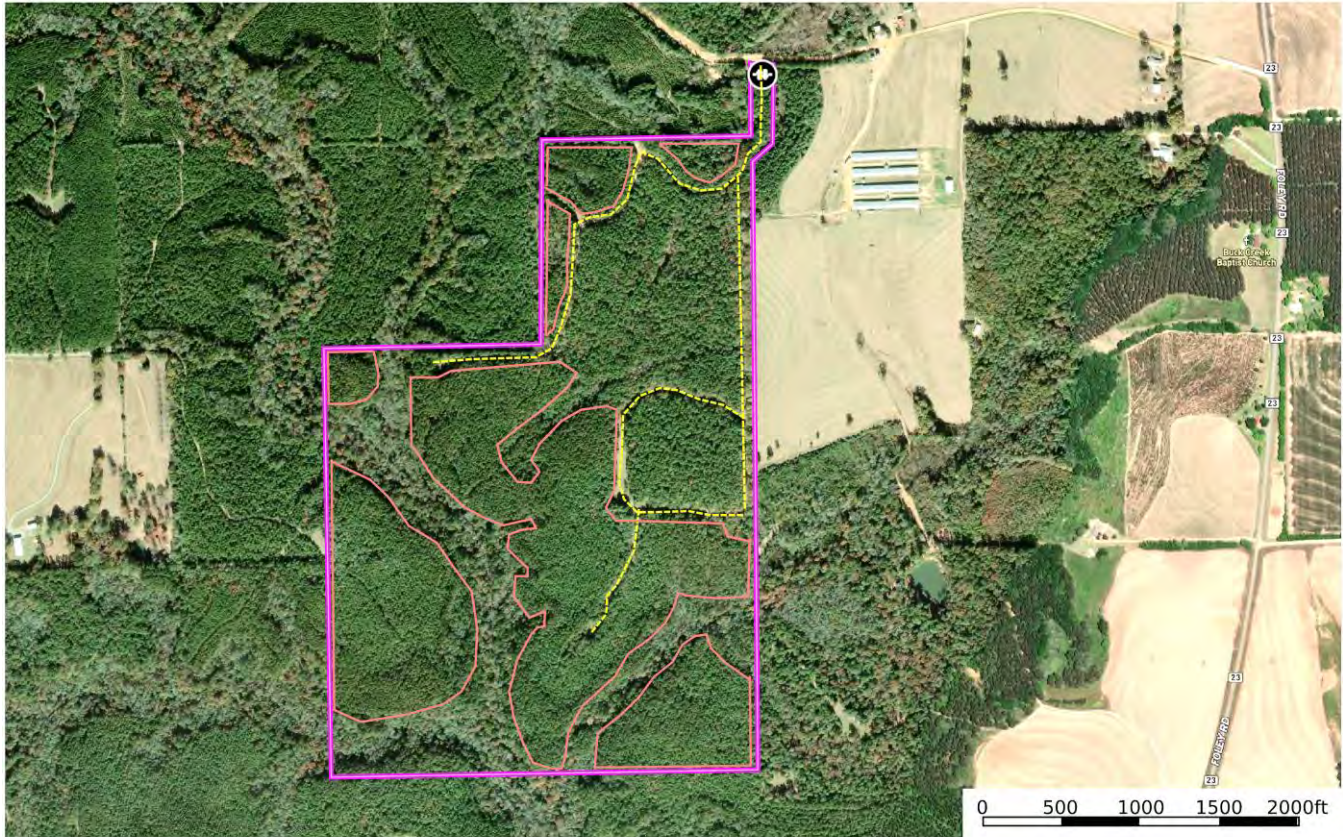
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# Aerial Photo (planted pine stands outlined in red)

map\_aerial\_beasley202  
Alabama, AC +/-

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Gate — planted pine — planted pine — planted pine — planted pine — planted pine — planted pine — planted pine — planted pine — planted pine — Road / Trail — boundary

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