

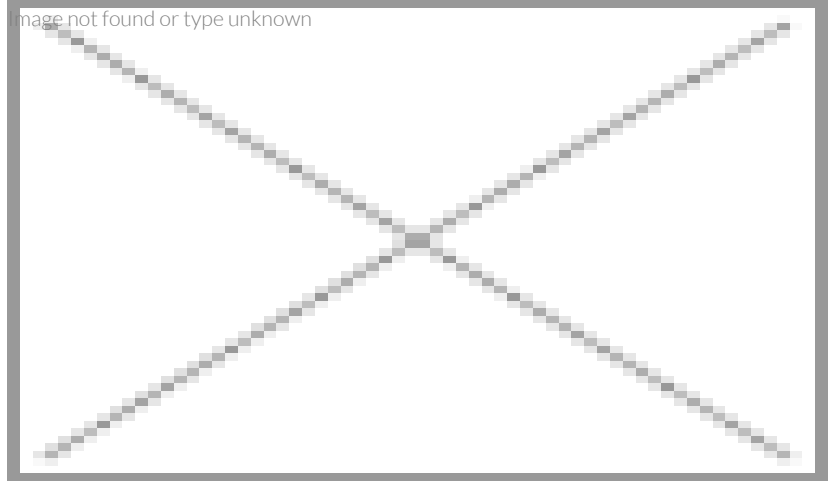


170ac-Sunview Road

Jefferson County | \$ 510,000

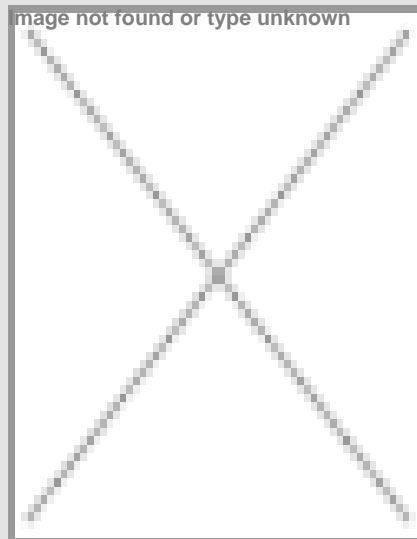
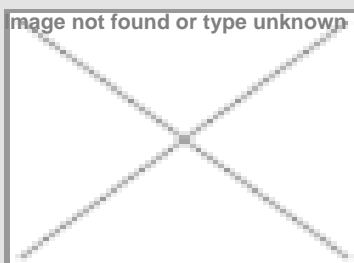
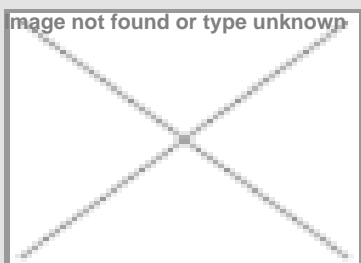
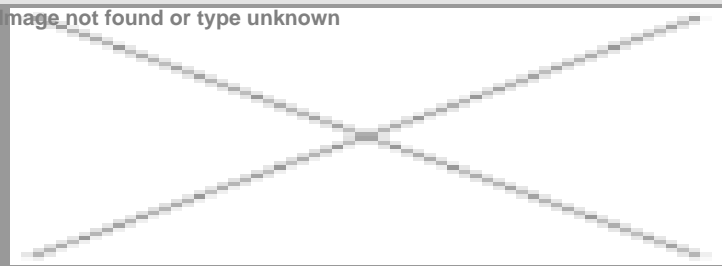
HIGHLIGHTS

- Beautiful home sites
- Frontage on Mulberry River
- Food plots
- Extensive road system
- Hardwood and pine stands
- Less than 25 minutes from Birmingham
- Surrounding land purchase potential



DESCRIPTION

This tract is +/- 170 acres located just twenty minutes north of Birmingham in Jefferson County. The Tract has a mix terrain of rolling hills and flat land that has a mix of thick and thin hardwood and pine with some cleared areas. The tract is bordered by timber and farmland with around 3000ft of river frontage. A County maintained blacktop road divides the property with well established eternal roads providing great access. This tract has plenty of potential as recreational, residential, or investment property. There is good wildlife in the area with trophy deer and turkey both taken off this tract. There are plenty of superb home sites including many with views of the river. The property could be cleared for pasture and cattle. The property is just a mile or so from Mortimer Jordan High School and the locals say there is a new first rate elementary school proposed near by. The Property has been looked at by developers and they feel it could support a large high density development or multiple mini-farm estates. The property being located in an area of high economic growth and its close proximity to Birmingham and the proposed new Northern Beltway it could make a great investment property. This tract is bordered by another 200 +/- acres of



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