

Lot 9 Cypress Lake Estates

Tombigbee River lot in Pickens County, AL



\$69,000

River Life is calling! This 0.63+/- acre lot in Cypress lake estates is the perfect place to build your new river house! This lot is conveniently located in Pickens County, Alabama, with waterfront views of the Tombigbee River! Are you looking to spend the day on the water? The property features a concrete boat ramp, or take a short drive to the Pickensville Campground & Recreation area within 10 minutes of the property! So whether you are looking for a weekend homesite or a permanent home on an affordably priced river lot, look no further! You have to see it for yourself with too many features to name! Building restrictions apply. Utilities are available at the road.

Directions from the intersection of AL-14 & AL-86 in Pickensville, AL: Travel west on AL-86 for 3.0 miles. Continue west on MS-388 for 1.1 miles. Turn right on Valley Grain Rd and travel 1.5 miles. Turn right on Cypress lake Dr and travel 0.2 miles; the property will be on the left.

Call me today!

JOHN DELPAPA, REALTOR®

John@TomSmithLand.com

662.268.6333 **office** | 662.788.2455 **cell**

Licensed in MS & AL | MS Registered Forestor



Expect More. Get More.

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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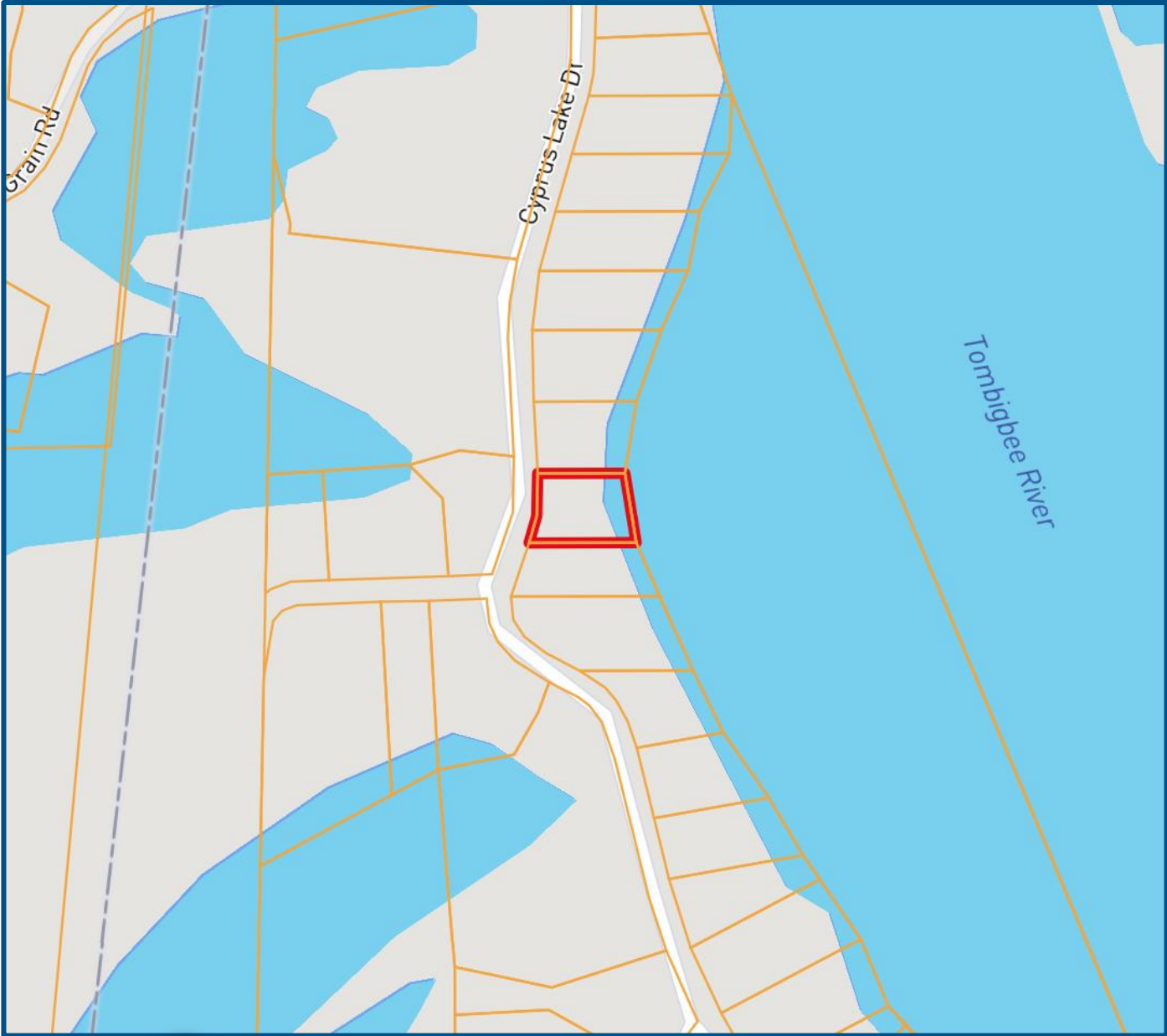


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Ownership Map



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Aerial Map



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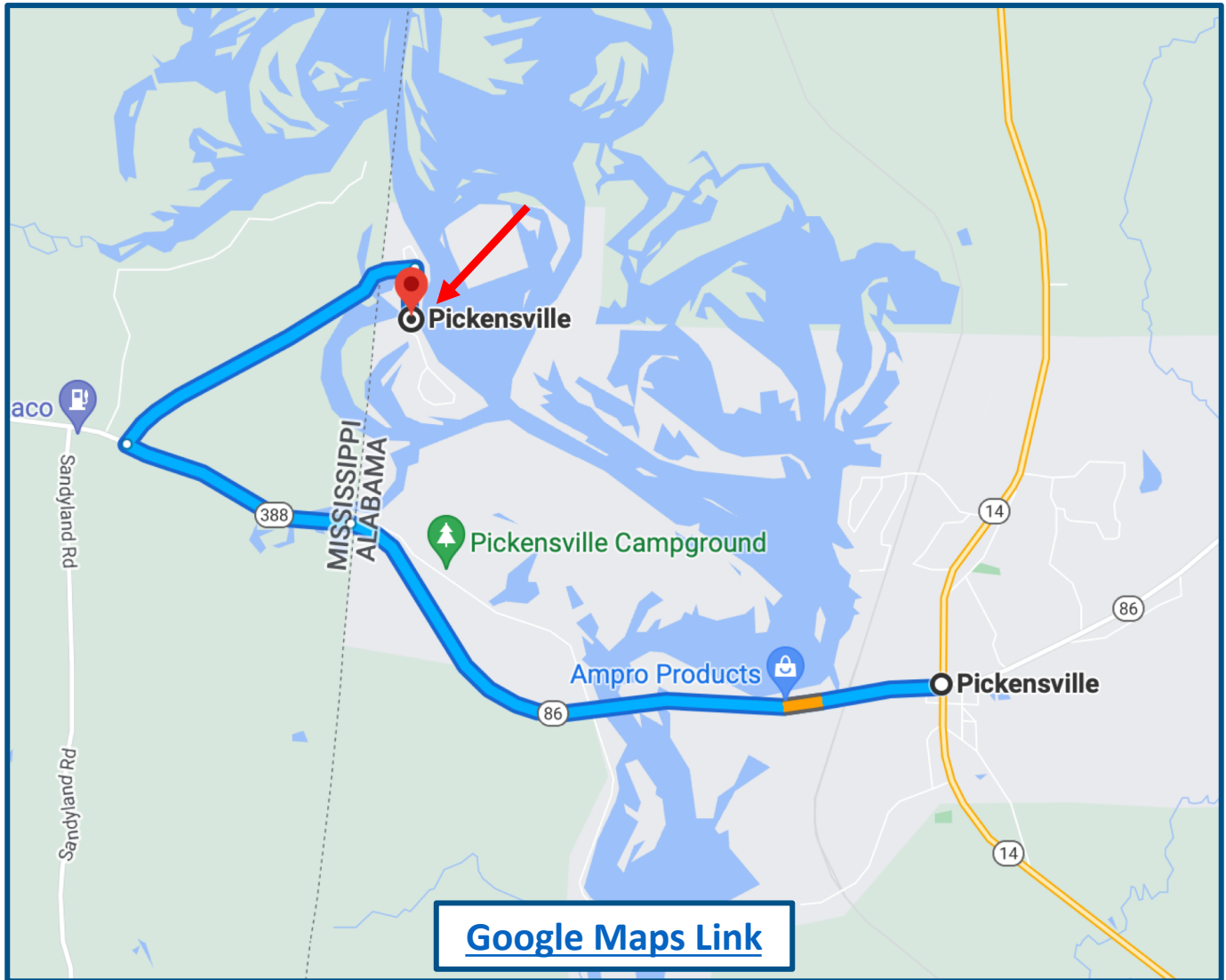
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Directional Map



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