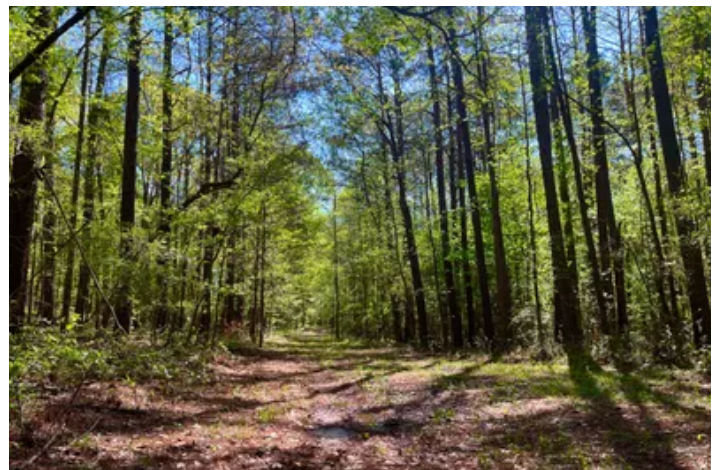


21 +/- Acres Lake Tuscaloosa
Bull Slough Road
Northport, AL 35475

\$1,400,000
21± Acres
Tuscaloosa County



21 +/- Acres Lake Tuscaloosa
Northport, AL / Tuscaloosa County

SUMMARY

Address

Bull Slough Road

City, State Zip

Northport, AL 35475

County

Tuscaloosa County

Type

Undeveloped Land

Latitude / Longitude

33.389041 / -87.580521

Acreage

21

Price

\$1,400,000

Property Website

<https://farmandforestbrokers.com/property/21-acres-lake-tuscaloosa-tuscaloosa-alabama/79540/>



21 +/- Acres Lake Tuscaloosa Northport, AL / Tuscaloosa County

PROPERTY DESCRIPTION

Lake Tuscaloosa Water Front Acreage. 21 +/- acres located on the Northern portion of Lake Tuscaloosa near U.S. Highway 43. The Property is located just off of Bull Slough Road.

Access- The acreage is located on the lake and is accessed by a 50 foot wide easement.

Utilities- Power and Water are located at the paved county road (Bull Slough Road).

Terrain- The access to the acreage has a cleared roadway that has a gentle slope to the subject property. Once on the property the tract is nearly flat. Most of the property is located in the FEMA floodplain but is well above the normal pool of Lake Tuscaloosa. The recorded elevation for this property is 230.97 ft. Normal pool for Lake Tuscaloosa is approximately 224 feet.

Location- This tract is located 16 miles from Downtown Northport, 18 miles from Downtown Tuscaloosa, 20 miles from Bryant Denny Stadium and 76 miles from Downtown Birmingham. The Tuscaloosa County Tax Assessor Parcel ID #'s 15-05-21-0-001-001.000 and 15-05-22-0-001-016.000

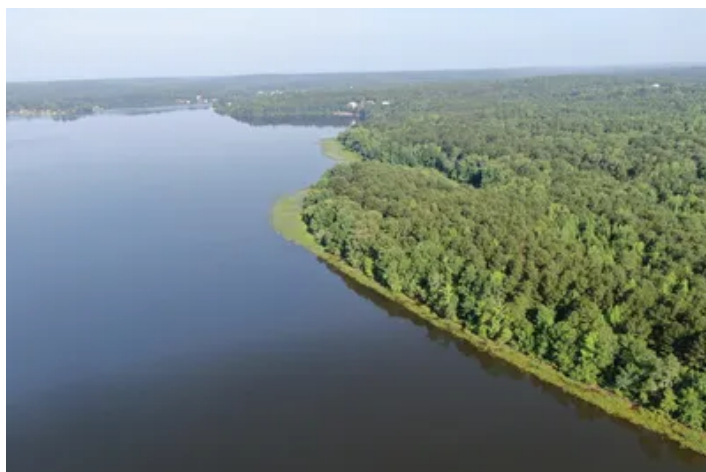
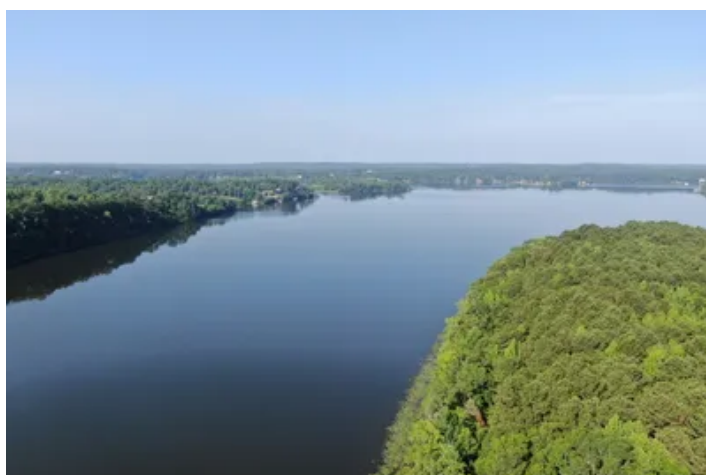
For more information please contact Shaun Lee at [\(205\) 361-5002](tel:2053615002) or by email shaun@farmandforestbrokers.com

Showings are by appointment only.

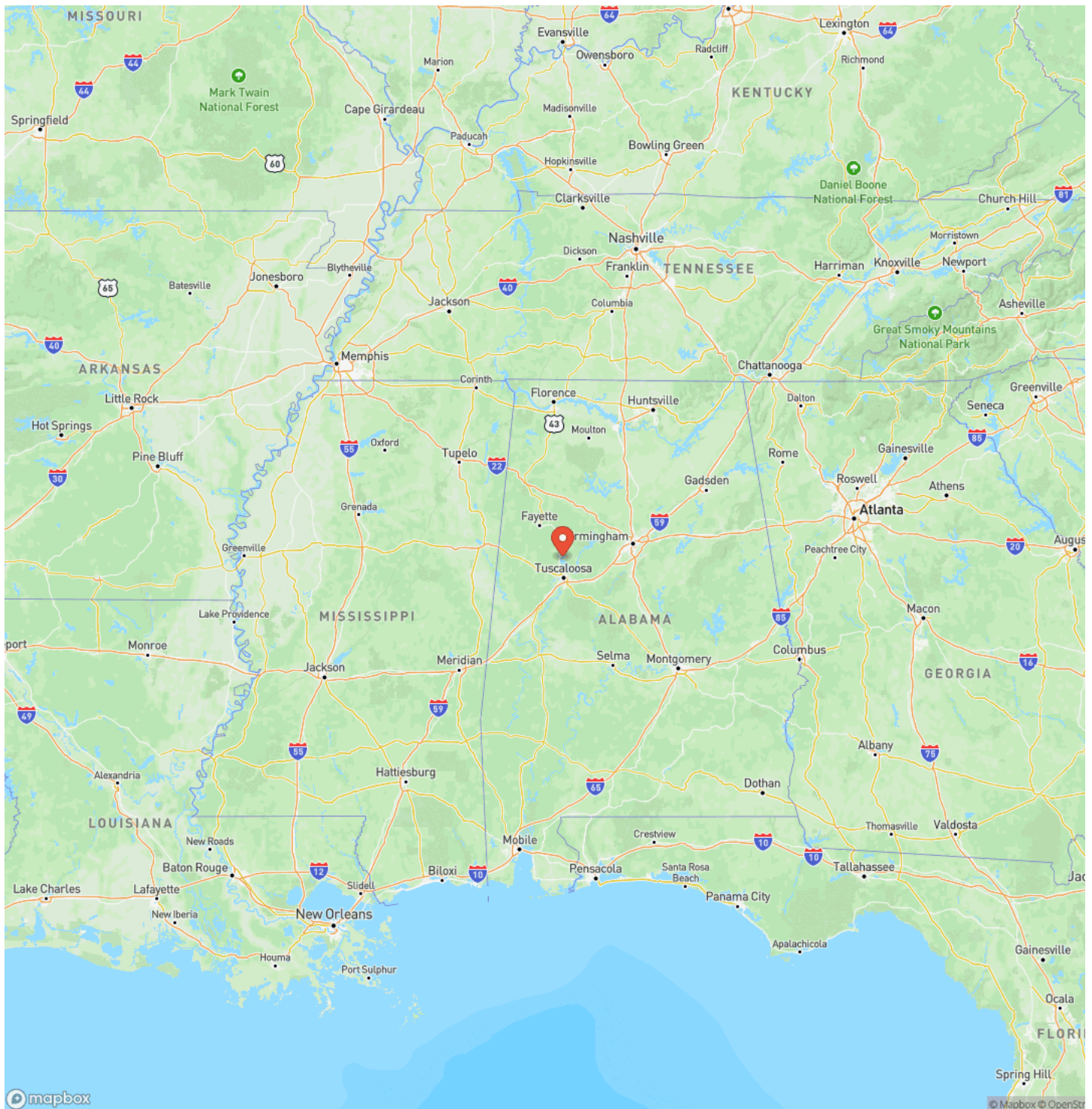
****More Photos to come****



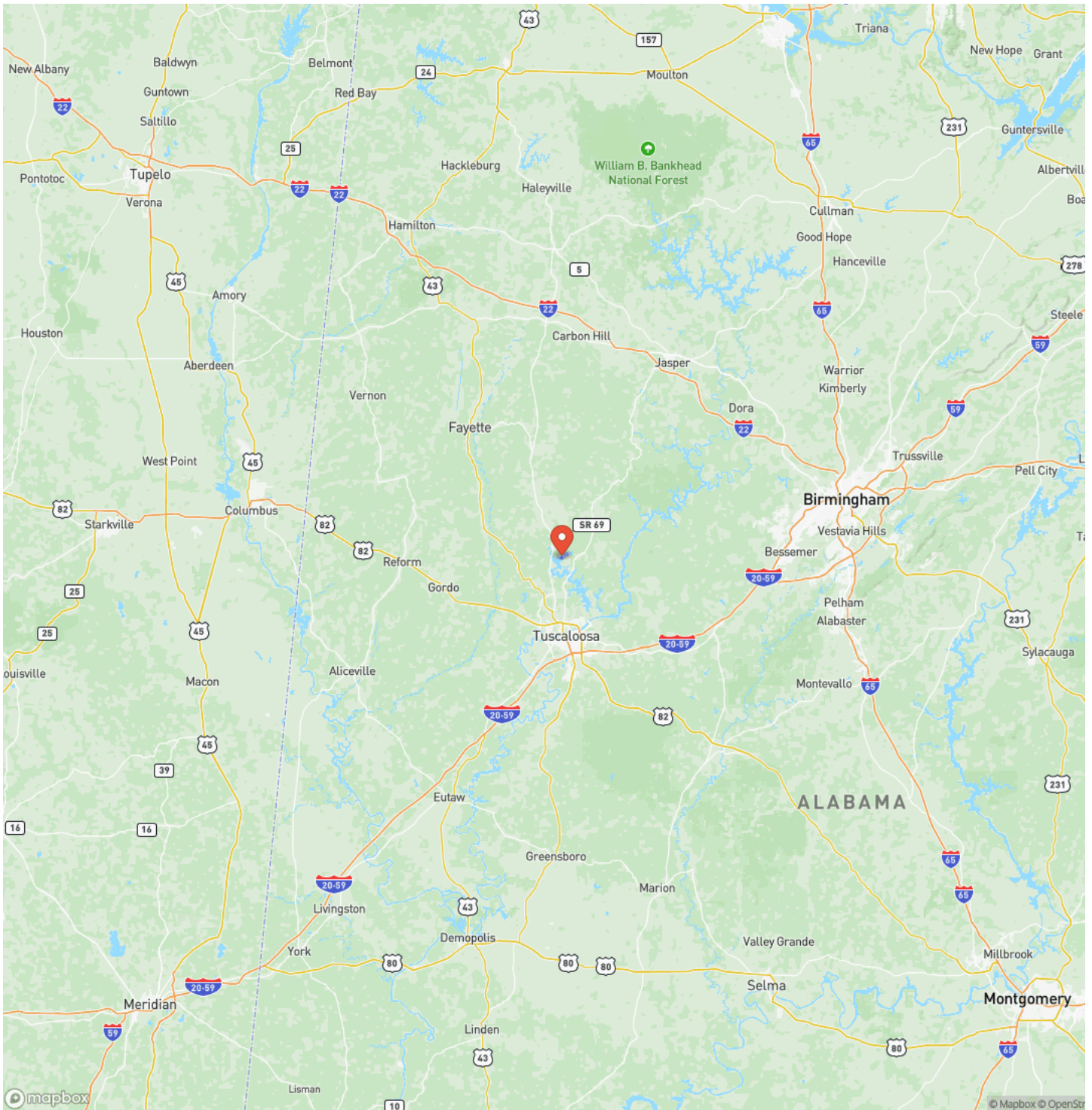
21 +/- Acres Lake Tuscaloosa
Northport, AL / Tuscaloosa County



Locator Map



Locator Map



Satellite Map



**21 +/- Acres Lake Tuscaloosa
Northport, AL / Tuscaloosa County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Shaun Lee

Mobile

(205) 361-5002

Email

shaun@farmandforestbrokers.com

Address

City / State / Zip

NOTES

[illegible]

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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