

**Crisstown Tract 3**  
George Newell Road  
Vance, AL 35490

**\$625,197**  
166± Acres  
Tuscaloosa County



**Crisstown Tract 3**  
**Vance, AL / Tuscaloosa County**

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**SUMMARY**

**Address**

George Newell Road

**City, State Zip**

Vance, AL 35490

**County**

Tuscaloosa County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

33.261089 / -87.245182

**Acreage**

166

**Price**

\$625,197

**Property Website**

<https://farmandforestbrokers.com/property/crisstown-tract-3-tuscaloosa-alabama/75325/>



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**PROPERTY DESCRIPTION**

**Crisstown Tract #3 is 167+/- acres of land for sale near Brookwood in Tuscaloosa County, Alabama.** This property is a completely wooded tract and has great potential for a homeplace or also hunting and recreational opportunities, close to Birmingham and Tuscaloosa. The property has been managed for pine timber production and is also currently being leased for hunting. The land is accessed from paved frontage along George Newell Road. All of the hunting stands on the property belong to the lessees, and will not convey with the sale. Power and water are not on the property but are located nearby.

**Legal Description-** This property consists of 167+/- . The property is located in Township 20S, Range 7W, Sections 26 and 35 of Tuscaloosa County, AL. Tract 3 is a portion of Tuscaloosa County, AL tax parcel # 23-07-26-0-000-002.000 and 23-07-35-0-000-001.000

**Location-** The property is located off George Newell Road near Brookwood, Alabama. This property is conveniently located between Tuscaloosa and Birmingham. The Mercedes Benz Plant is only a few miles south. The land is located 35 miles to Birmingham, 27 miles to Bryant Denny Stadium in Tuscaloosa, 92 miles to Montgomery, and 134 miles to Huntsville. Showings are by appointment only please, so contact Jonathan Goode, Rick Bourne or Shaun Lee to schedule your visit to this property.

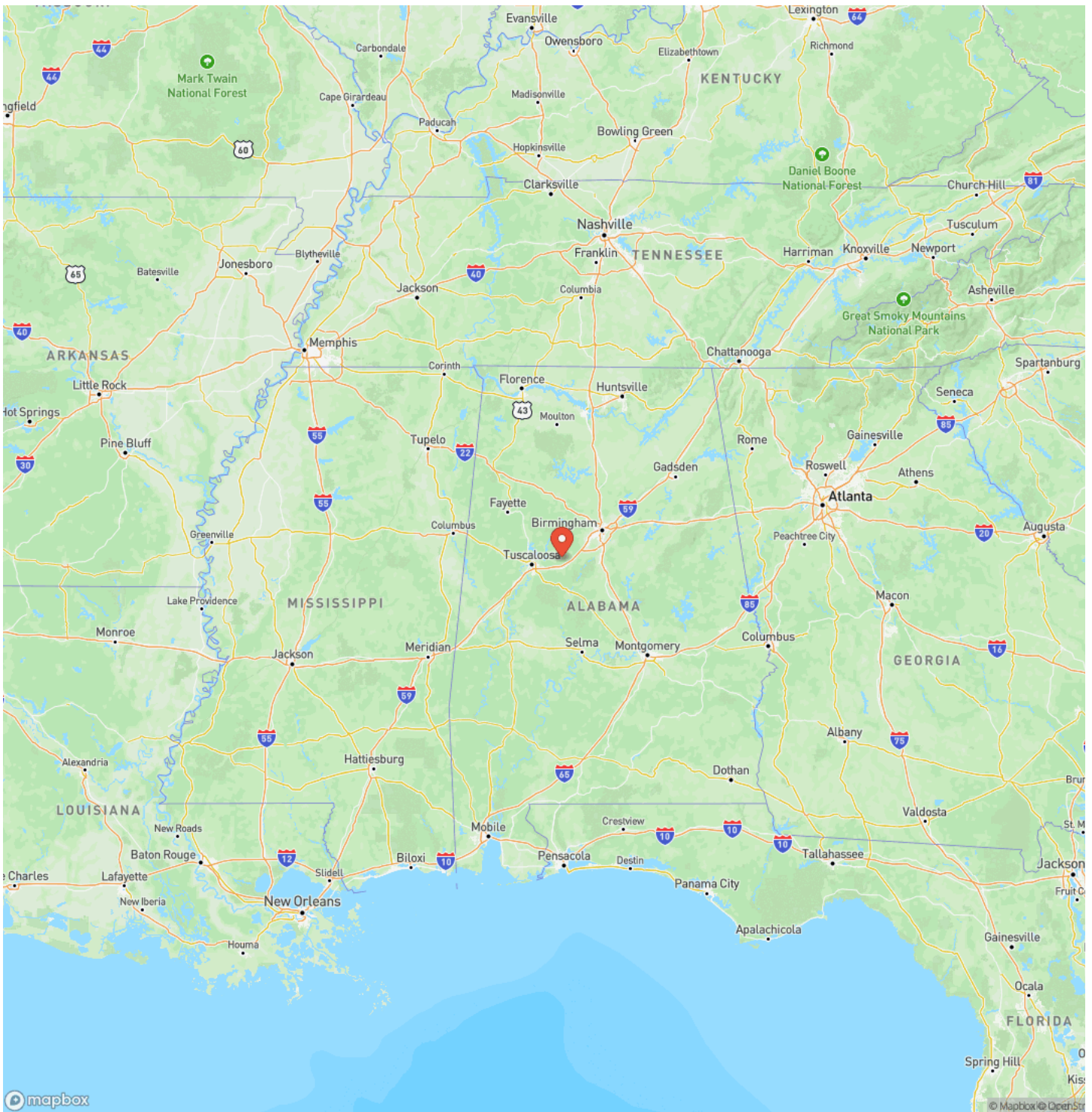


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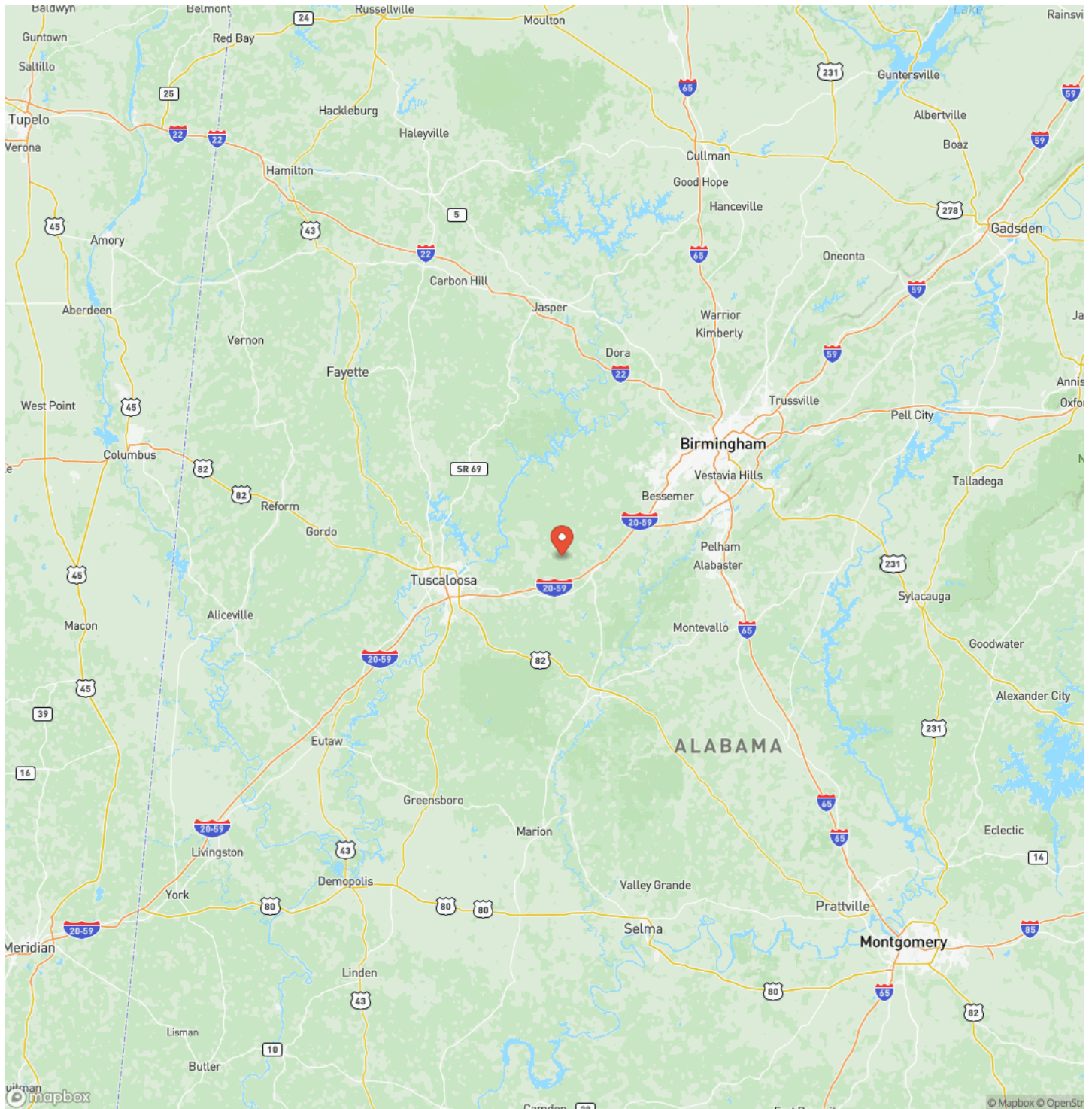
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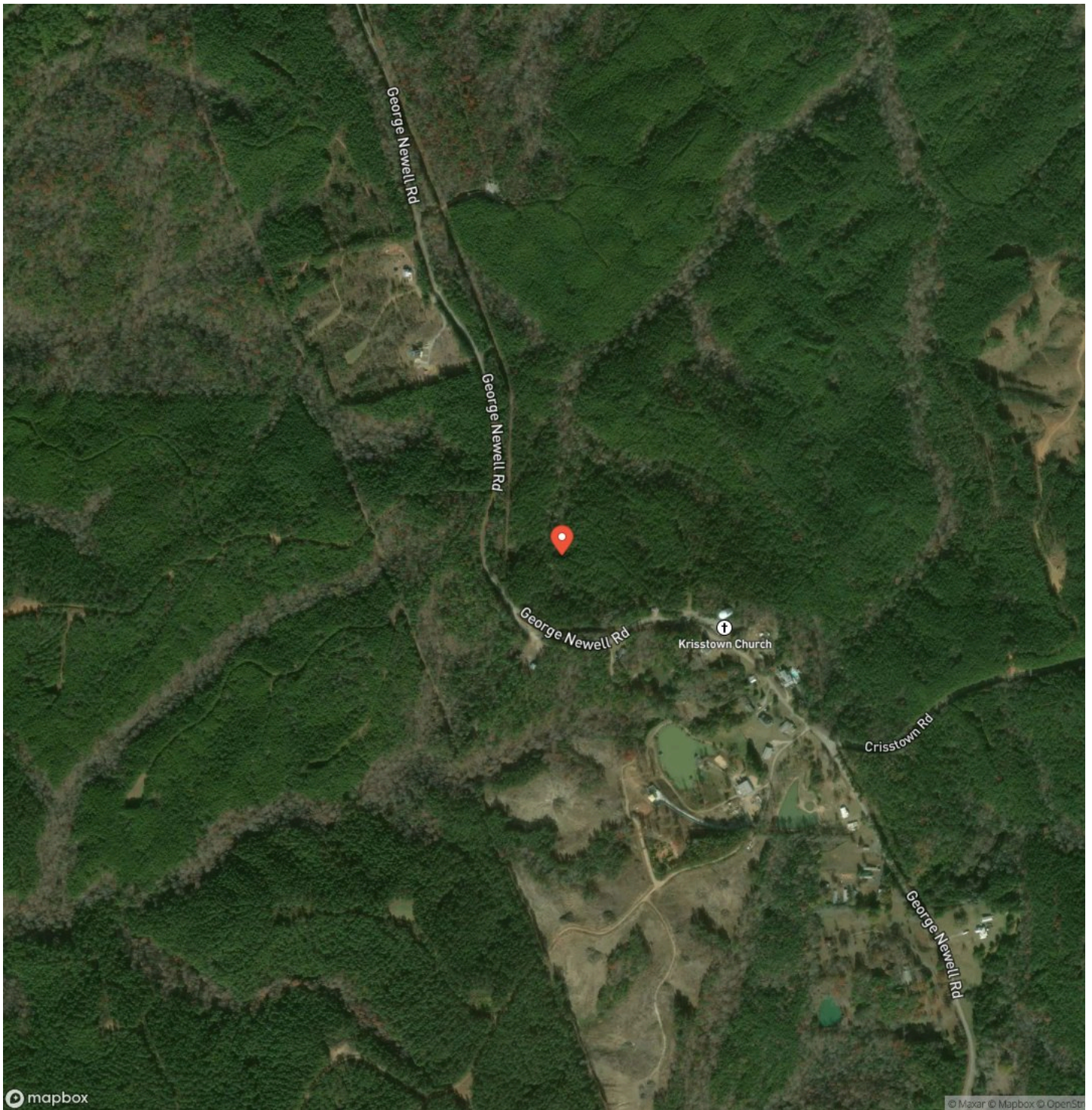
# Locator Map



# Locator Map



## Satellite Map









## **DISCLAIMERS**

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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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