

# LAND for SALE

35 Acres of Land in the northeast corner  
of Half Mile Road and Beverly Road in  
Irvington, Alabama

OFFERED FOR \$349,500.00

Edward F. Travis Company, Inc. D/B/A  
Travis Timberlands

Ed Travis, RF, ACF Broker

251-633-8885

251-408-1467

<http://www.edward@edwardftravis.com>



# PROPERTY OVERVIEW

- ▶ Beautiful tract of land at 9325 Beverly Road in the SW ¼ of the NE ¼ of Section 26 of T 6S, R 3W in Mobile County, Alabama
- ▶ Excellent access with dual paved road frontage. Perfect for residential development or an exclusive mini farm
- ▶ Close to U.S. highway 90 and I-10
- ▶ GO TO <http://www.edwardftravis.com>  
OR  
<https://www.facebook.com/travistimberlandsbroker>





**35 +/- Acres / Mobile County  
Exclusive Listing  
Travis Timberlands  
No Minerals**

Edward F. Travis  
Office: 251-633-8885  
Cell: 251-408-1467  
www.edwardftravis.com



DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

# DIRECTIONS TO PROPERTY

From I-10 go south from the McDonald Road interchange to U.S. highway 90 then turn right and go west to the first traffic light and turn south across the railroad track on the Irvington- Bayou La Batre Highway. Then go south to the intersection at Half Mile Road then turn right and go west to Beverly Road.

Travis Timberlands signs can be seen along Half Mile Road and at the entrance gate on Beverly Road.

**TO INSPECT THE TRACT CALL ED TRAVIS AT 251-408-1467.**  
**SERIOUS INQUIRIES ONLY. IF YOU ARE A LICENSED BROKER OR**  
**AGENT CALL FOR THE ACCESS INFORMATION. A COMBINATION**  
**LOCK IS ON THE GATE ON BEVERLY ROAD. ENTER AND INSPECT**  
**THE PROPERTY AT YOUR OWN RISK! LIVESTOCK COULD BE**  
**PRESENT SO KEEP GATE CLOSED AT ALL TIMES WHILE ON**  
**PROPERTY AND LOCK THE GATE WHEN LEAVING.**



# LAND INFORMATION

**PROPERTY HAS BEEN USED IN THE PAST FOR AGRICULTURAL PURPOSES.**

**County water, telephone, power and telephone service are available. Sewer service by septic tank.**

**SEE ATTACHED EXHIBITS FOR MORE INFORMATION.**

**NO MINERALS WILL BE CONVEYED IN THE SALE.**

**SOILS INCLUDE HEIDEL, NOTCHER AND TROUP LOAMY SANDS.**

**VEGETATION INCLUDES PECAN TREES AND WOODED DRAINS AND OPEN FIELDS.**

**TAX PARCEL ID 02-37-07-26-0-000-010**





U.S. Fish and Wildlife Service

# National Wetlands Inventory

Syltie-Pierce Tract

May 28, 2015



## Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User  
Remarks:



**REVENUE COMMISSION - MOBILE COUNTY, ALABAMA**

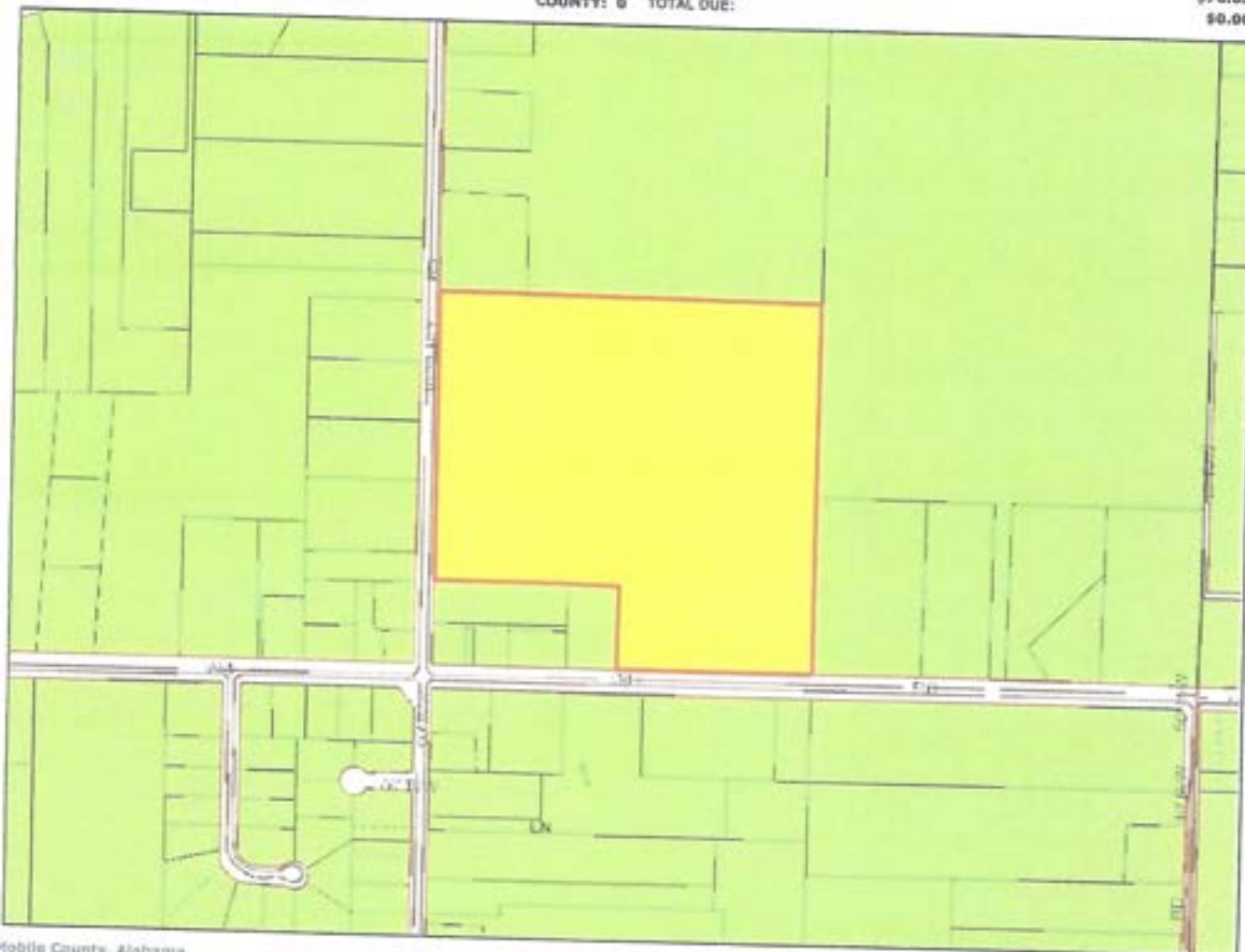
PARCEL NUM: 37 07 26 0 000 010.J00X (RBAL)  
 KEY NUM: 01231456  
 RECEIPT NUM: 26966  
 OWNER: SYLTIE OLAF A & LENA M  
 %ANN S PIERCE  
 3348 SPRING VALLEY COURT  
 BIRMINGHAM AL 35223

TAX AMT: \$76.63  
 FIRE FEE: \$0.00  
 WEED FEE: \$0.00  
 DEMO FEE: \$0.00  
 ASSHT FEE: \$0.00  
 OTHER FEE: \$0.00  
 INTEREST: \$0.00  
 ADV. FEE: \$0.00

MARKET VALUE: 217,700  
 ASSD. VALUE: 1,580  
 EXEMPTIONS:

TOTAL TAX: \$76.63  
 TOTAL PAID: \$76.63  
 TOTAL DUE: \$0.00

STATE: 0  
 COUNTY: 0



Mobile County, Alabama  
 3925 Richter Blvd., Suite 6  
 Mobile AL 36609

(251) 574 8545  
 (251) 574 8550

Marilyn E. Wood  
 Revenue Commissioner





U.S. Fish and Wildlife Service

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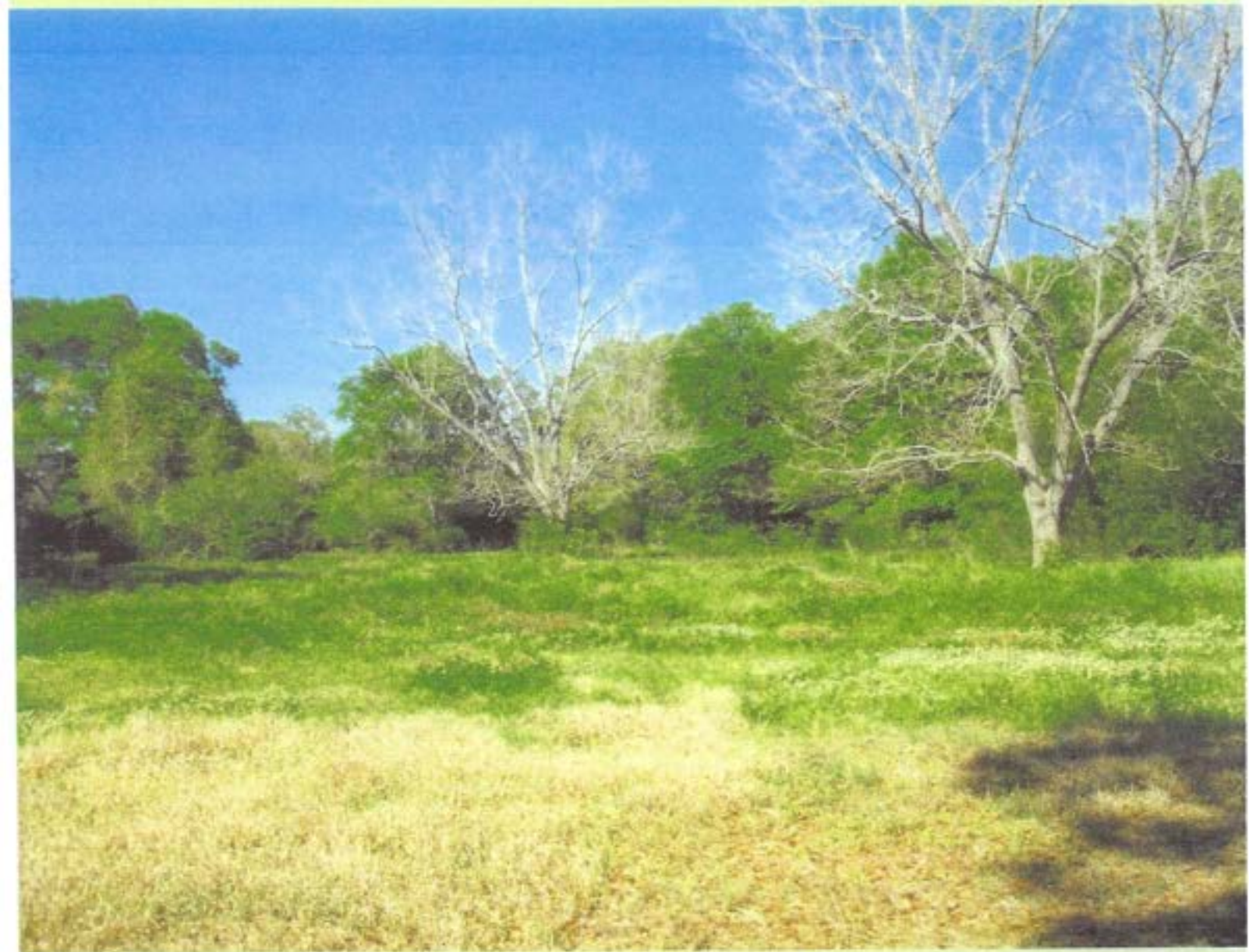
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User  
Remarks:

View looking west of Half Mile Road on south side of property



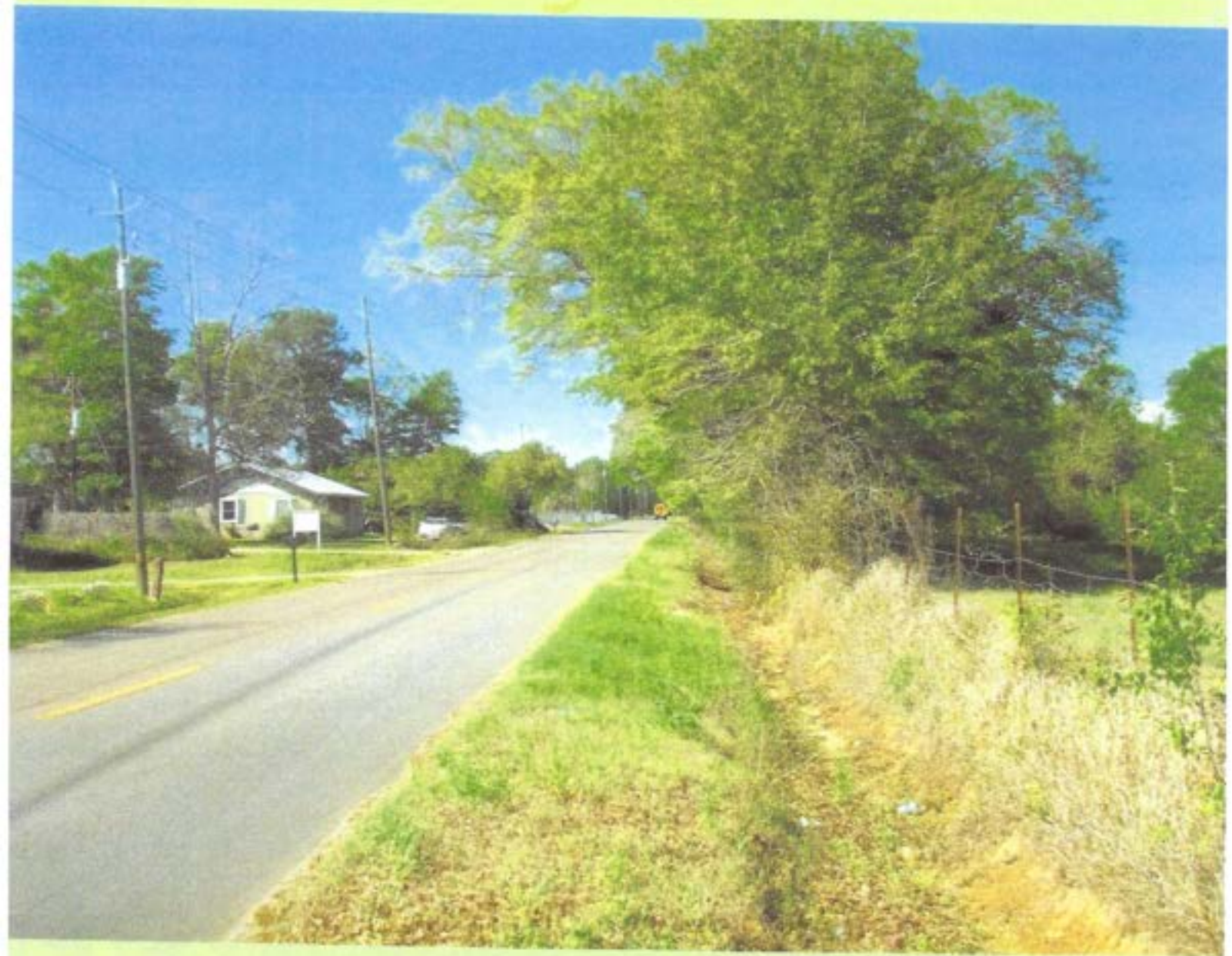
# View looking north from Half Mile Road



# View of pecan orchard from Half Mile Road



View looking north on  
Beverly Road from access  
gate



# View looking south on Beverly Road

