

# Land - Winfield, AL



**2460 Us43, Winfield, AL, 35594**

Offered at \$499,000

Winfield: Commercial level lot with 191.68 ft. Frontage on US Hwy 43. approx. 1.96 ac . Close proximity to Walmart, Taco Bell, Little Caesars, State Liquor Store, ATT, Hibbett's Dollar Tree, Gateway Foodland Plaza, other stores and businesses. Ready to build.

ACCESSION OF THIS SURVEY PLAT OR USE OF THE CORNER MONUMENTS FOUND OR SET DURING THE PERFORMANCE OF THE FIELD SURVEY HEREBY LIMIT THE UNDERSIGNER'S LIABILITY RELATED TO PROFESSIONAL NEGLECT, ACTS, ERRORS, OR OMISSIONS TO AN AMOUNT NOT EXCEED THE FEE CHARGED.

NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THIS PROPERTY. BURIED UTILITIES OR BURIED PIPELINES MAY OR MAY NOT EXIST. INSTEAD, THE PARTIES SHOULD INVESTIGATE THE EXISTENCE OF UNDERGROUND UTILITIES, PIPELINES AND VARIOUS OTHER LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THIS PROPERTY.

UNLESS STATED OTHERWISE HEREBY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THERE WAS NO REQUEST FOR OR ATTEMPT MADE TO LOCATE OR TO SHOW ON THIS PLAT ANY IMPROVEMENTS ON THIS LOT/TRACT OF LAND.

THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE LOCATION OF OR THE EXTENT OF A POSSIBLE ENCRUMPTION BENEATH THE SURFACE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY ENCRUMPTIONS BENEATH THE SURFACE OF THIS PROPERTY.

UNLESS STATED OTHERWISE HEREBY, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THIS PROPERTY WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THIS PROPERTY.

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CHARLES F. GARRARD LAND SURVEYOR  
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BOUNDARY SURVEY FOR BRANDON WEBSTER

|                 |         |                       |
|-----------------|---------|-----------------------|
| SCALE 1" = 100' | REVISED | DRAWN BY C GARRARD    |
| DATE 9/1/16     |         | APPROVED BY C GARRARD |

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

1.96 acre (lot size)

Built: Unknown year



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