

# Welcome to Natural Bridge

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# Introduction

## **NATURAL BRIDGE 160 ACRE PROPERTY FOR SALE AT \$2,500 PER ACRE.**

This is a one in a million piece of property. Own a piece of Alabama's Natural Heritage with spectacular waterfalls, gorges, New River headwater and famous Bald Rock with it's Dry Cave. Located only 9 miles on newly opened I-22, Natural Bridge is only 1 hour and 15 minutes from Downtown Birmingham and 25 minutes from Jasper. There is abundant game, excellent road system and planted green fields. Popular Lewis Smith Lake is 20 minutes away, as is the numerous recreational opportunities of the adjacent Bankhead National Forest. The town of Natural Bridge is incorporated and has a hotel and a restaurant on 3 miles from the property. This property is West of town on Hwy. 278 with then entrance directly across from the landmark Natural Bridge Park.



**Zoning:** Zoning is Agricultural and is in Winston County

**Power:** Alabama Power line runs on the property

**Water:** City water is less than a mile away

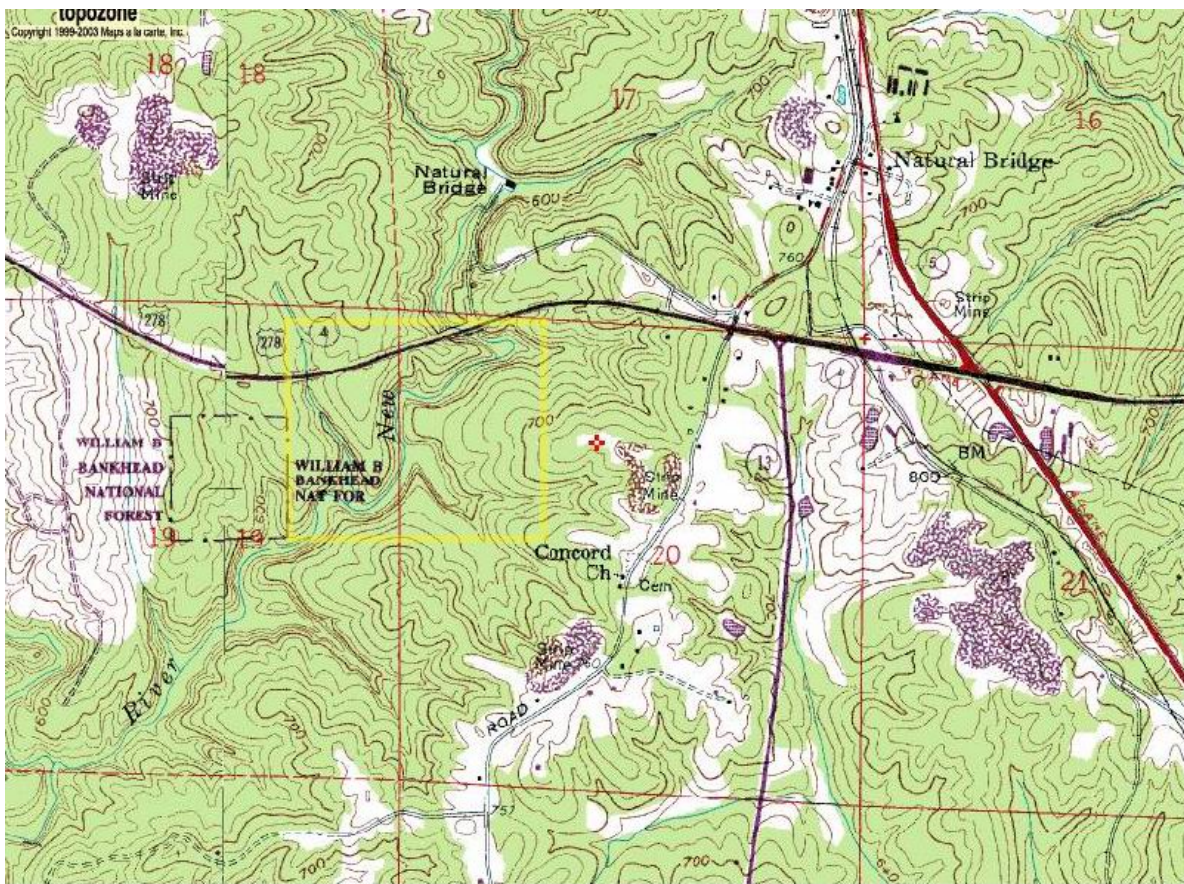
**Perk Testing:** None

**Financing:** Will finance for \$100,000 down

**Subdivision:** Will subdivide for \$5,000 an acre in tracts described later in this document.

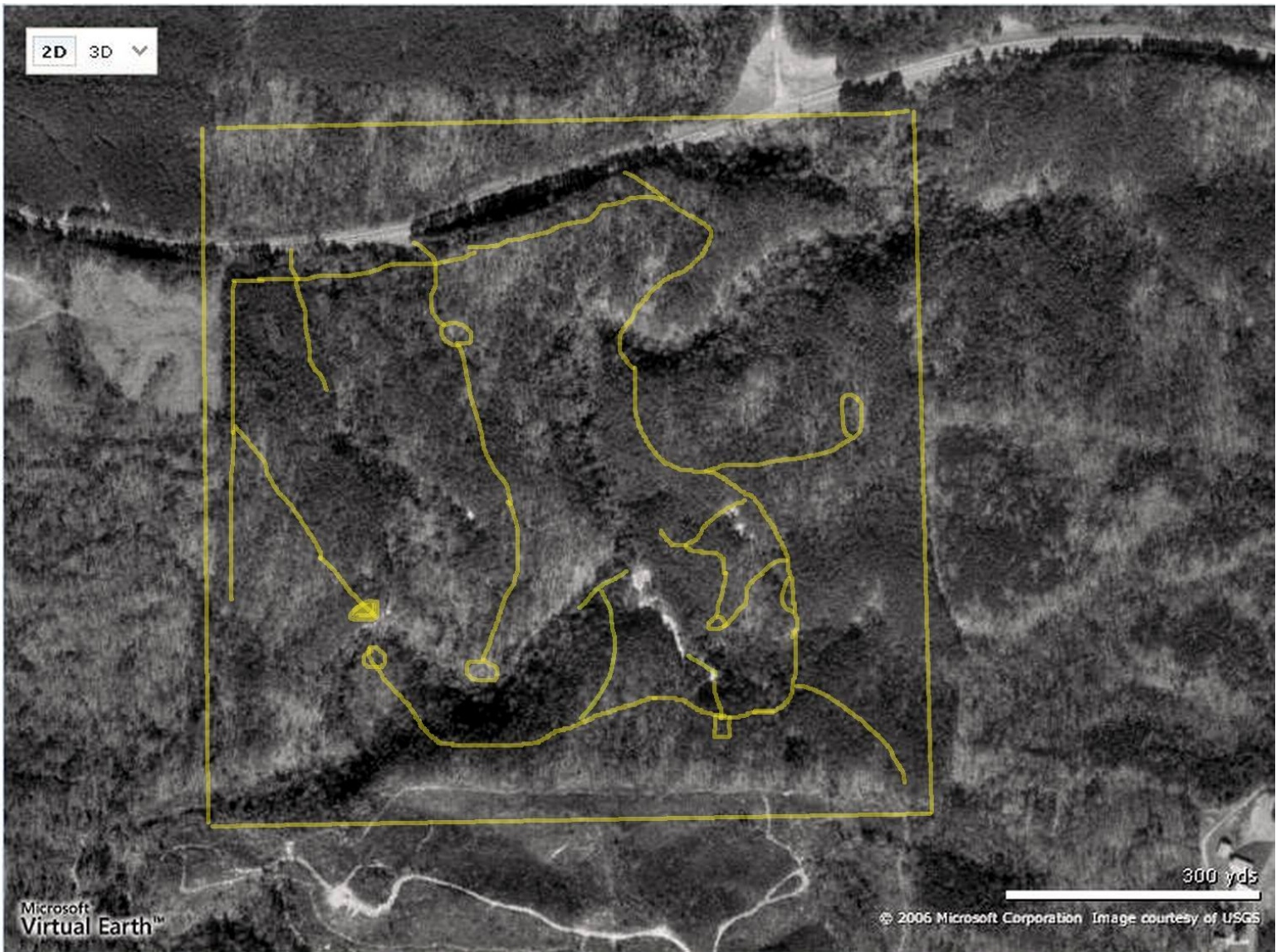
# DIRECTIONS

**From Birmingham, AL—Expect 1 hour and 15 min for the 62 miles.** From I-59 go Hwy. 78 to Jasper. Just before Jasper, go to Industrial Blvd and onto Corridor X, which is the name for I-22 to Memphis. Go 20 miles and exit on Hwy. 13 to Natural Bridge. Go 9 miles to Hwy. 278 and go left 2 miles and you will see Natural Bridge Park on the Right, and our entrance on the Left. Call for the Key location or you are welcome to hike in.



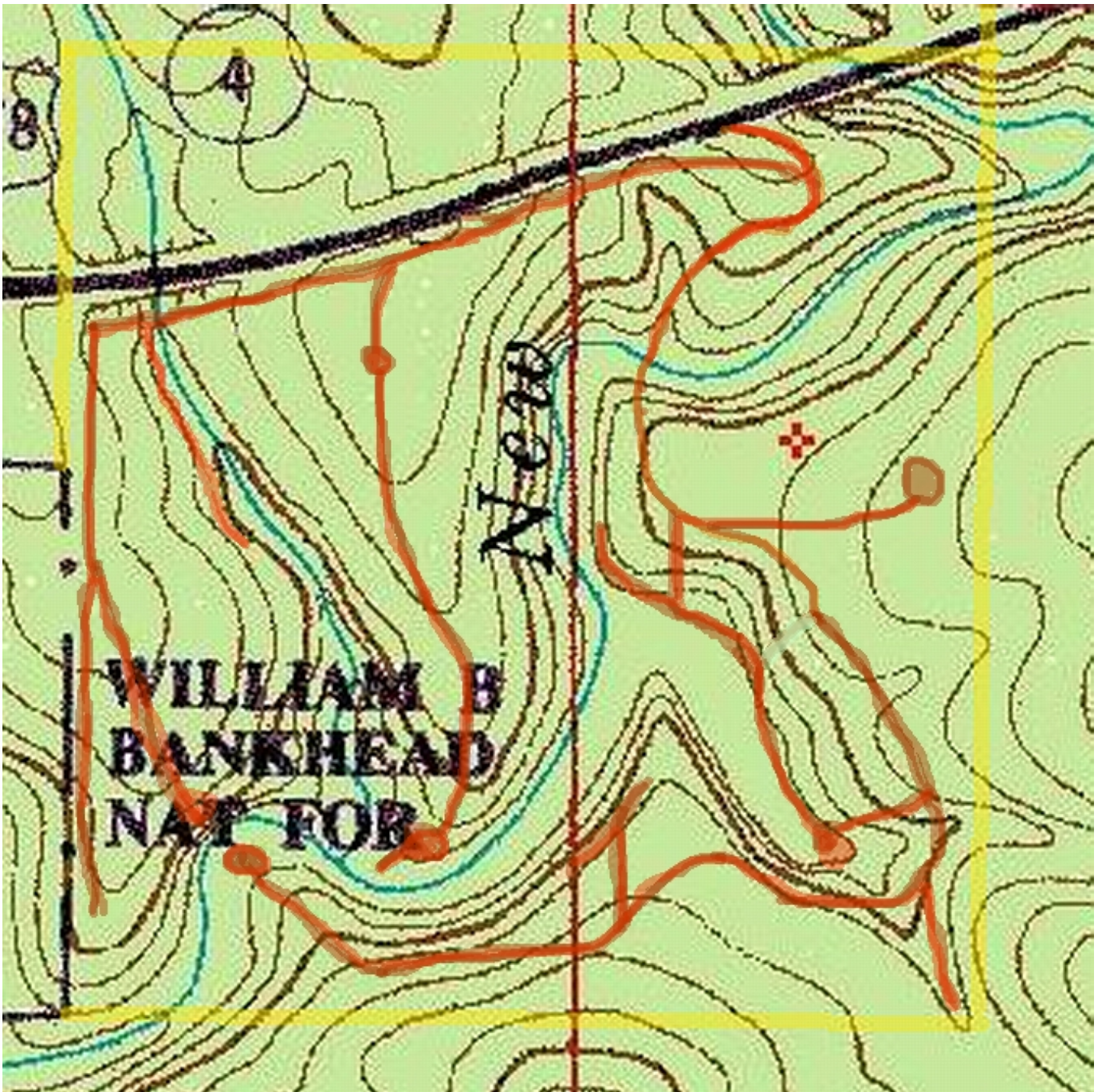
# ROAD SYSTEM

Below is a an aerial map of our borders (in Yellow) and our road system (in Yellow as well) throughout the property to supplement the Topo map on the next page.



## ROAD MAP

Below is a map of our borders (in Yellow) and our road system (in Red) throughout the property. There are approximately 2 miles of road, and are easily passable in 4WD when dry, and with some skill when wet. The roads were designed to grant access to the spectacular feature created in the **New River Gorge** that runs diagonally through the property.

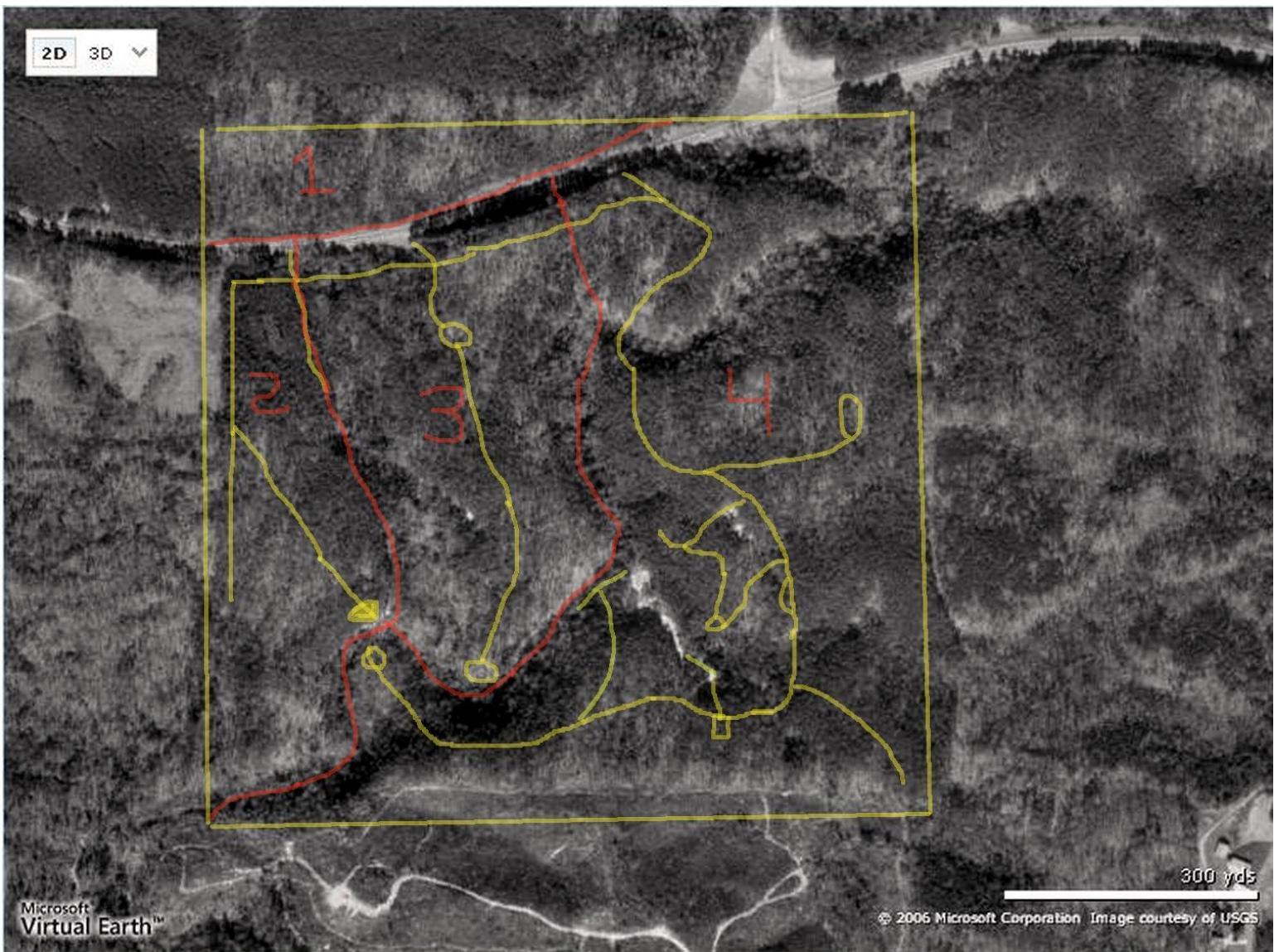


# POSSIBLE LAND DIVISION INTO 4 PARCELS

The Bankhead National forest is on the West side, and is accessible view the west boundary road. The parcel would be easily subdivided into 4 distinct parcels each with it's own entrance on Hwy. 278. Each parcel would have it's own set of spectacular features.

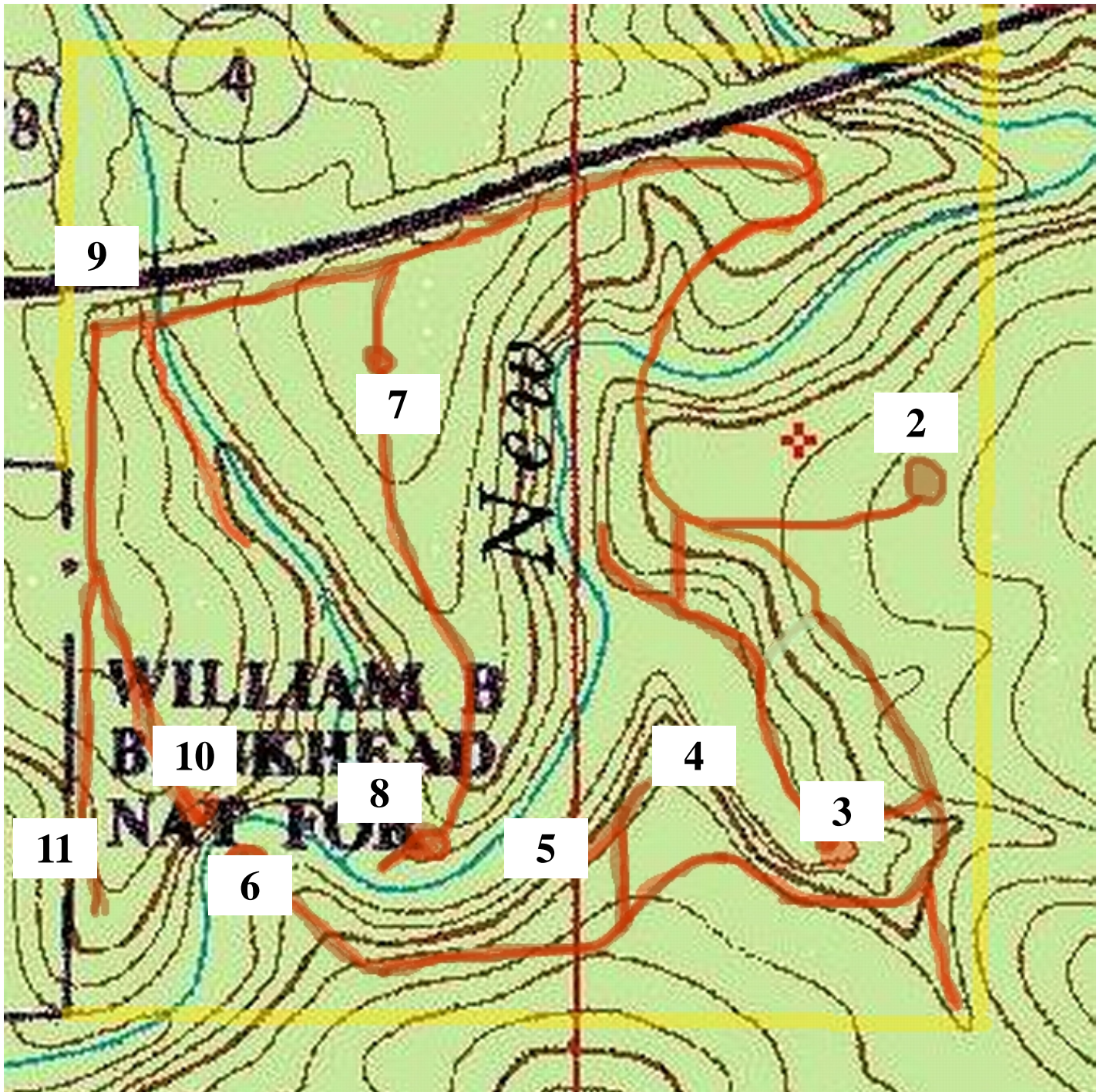
- 1) 14 acres. Adjoins Natural Bridge Park
- 2) 26 +/- acres. Adjoins Bankhead National Park. Access to Water and 100's high cliff
- 3) 30 +/- acres: Best view and water access point, with view of high cliffs at water's edge.
- 4) 90 +/- acres: Has water ford, large greenfields, dry cave, bald rock and water access in SW corner.

Any subdivision I would sell for no less than \$5,000 per acre.



# POINTS OF INTEREST

See following pages for the Legend and explanation of points of interest.



# POINTS OF INTEREST

## Legend

**1) East Entrance.** From this entrance you can drive or walk anywhere on the property. You will need a key for the gate.

**2) Upper Greenfield:** This large flat Greenfield will make an excellent home site and has spectacular views

**3a) Patti Falls:** This is a 60' veiled waterfall that has a large volume of water running over it with just a little rain. It is surrounded by the canyon-like tributary gorge of the New River Gorge. Up to the left of the Falls there is an 8' tall dry cave where locals tell us a Civil War musket was found years ago.

**3b) Caleb's Slide:** The road runs around the top of Patti Falls and there is a lookout over the falls we call Caleb's slide. It is very slippery and young Caleb Devours found himself stopped with his boots hanging off the precipice only by a small twig he grabbed onto just in time. .

**4a) Bald Rock:** This rock runs 600' on the west side of the tributary gorge. It has numerous carvings of visitors, the earliest we have found is 1941.

**4b) Robert's Dry Cave:** At the Northmost point of Bald Rock you must exit down to the right and then back south for 40' and you will discover Robert's Dry Cave. It goes all the way through the mountain. There are carvings from 1891 from white visitors to this Alabama landmark and no doubt many 1000's of years of Native American history. .

**5) Rich's Climbing Canyon:** This 100' high wall is best seen from #8 on the North side, it is a huge wall of the New River Gorge with numerous climbing routes to the top.

# POINTS OF INTEREST

## Legend

**6) Jessica's Swimmin' Hole:** A large flat area exists down by the river where the river curves off to the south and makes for great summer swimming and a year round picnic spot. . About 100 yards to the south is a 6' waterfall and the draw which leads up to the caves of #11 Bankhead Home.

**7) Richie's View:** This is the highest point on the property and would make an excellent home site with the flat area and spectacular views.

**8) Giant Poplar Bottom of New River Gorge:** Probably the prettiest spot on the property, with an excellent home site and river access. Down in this bottom you will see one of the largest poplar trees ever, as well as a great access point for walking up and down the river.

**9) West Entrance:** This lock takes the same key as the East Entrance.

**10) Fly Far Lookout:** There is a beautiful Greenfield located here and be careful, there is a huge 100' cliff at the southern edge!

**11) Bankhead Home:** As you come down the property line road, you will hit a soft spot where it stays muddy due to a spring. Off to the right is the National Forest with a small canyon and at the mouth of the canyon is a cave and small veiled falls where a local boy scout leader has found a number of Indian artifacts.