

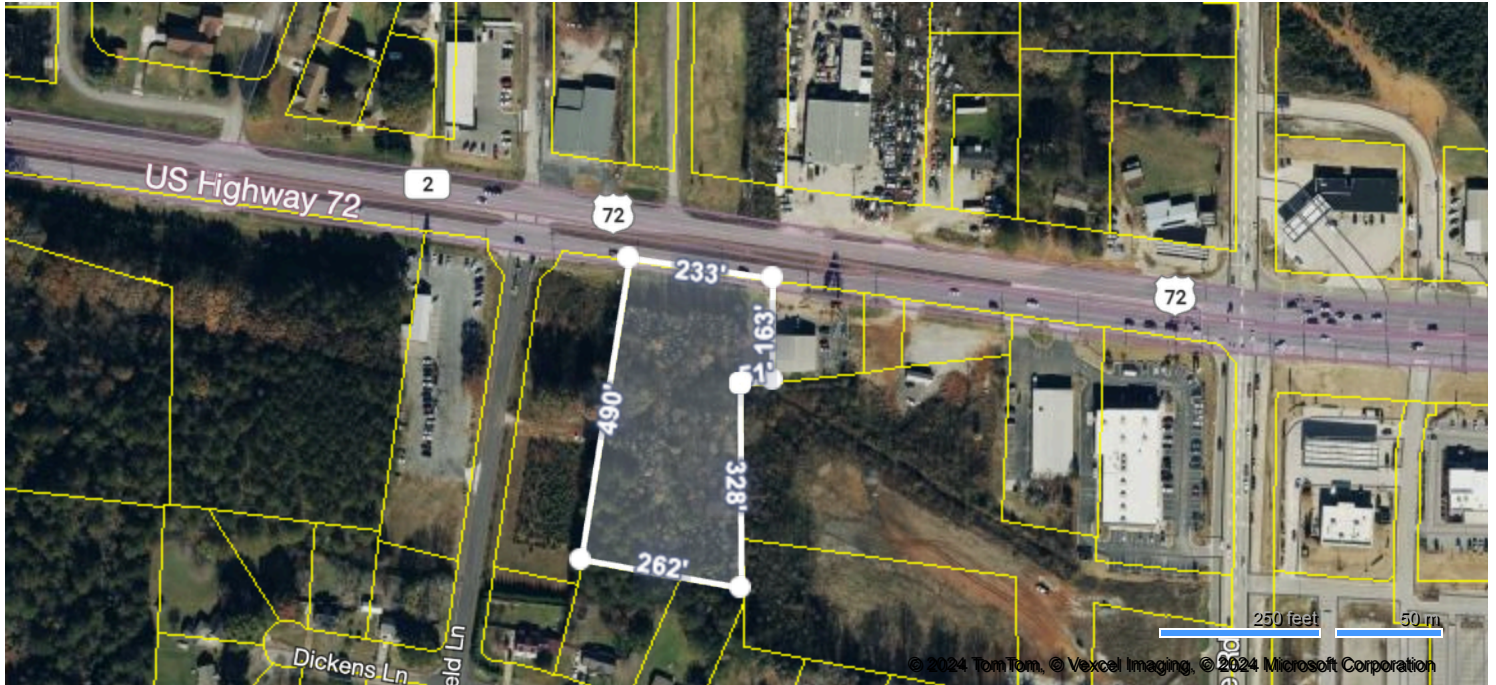
Tax Map • Not To Scale





Craig Buchanan • 256-797-1999
 Redstone Auctions • 256-696-SOLD
 256-797-1999
 craig@ownland.com

Tuesday, July 16, 2024



LOCATION

Property Address	Highway 72 Madison, AL 35756
Subdivision	Copperfield
County	Limestone County, AL

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	0907250002027001
Alternate Parcel ID	
Account Number	10905374
District/Ward	
2020 Census Trct/Bik	212.01/1
Assessor Roll Year	2023

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Commercial Vacant Land
Improvement Type	
Square Feet	

SCHOOL ZONE INFORMATION

Providence Elementary School	5.4 mi
Elementary: Pre K to 5	Distance
Williams Middle School	8.8 mi
Middle: 6 to 8	Distance
Columbia High School	5.4 mi
High: 9 to 12	Distance

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$5,228.41
2022			\$6,796.57
2021			\$6,273.85
2020			\$5,489.77
2019			\$5,228.41
2018			\$5,228.41
2017			\$5,228.41

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

LEGAL DESCRIPTION

Subdivision	Copperfield	Plat Book/Page
Block/Lot		District/Ward
Description	Com Se Cor Of Sec 25 Th N 1430 Wly 780 To Pob Cont W 230 S 470 E 244.27 N 340 E 50 N 161.4 To Pob In Sec 25 3 3Nad Huntsville City Limits (Ordinance # 03-755)	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01083C0306G	08/16/2018

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Information Deemed Reliable But Not Guaranteed.

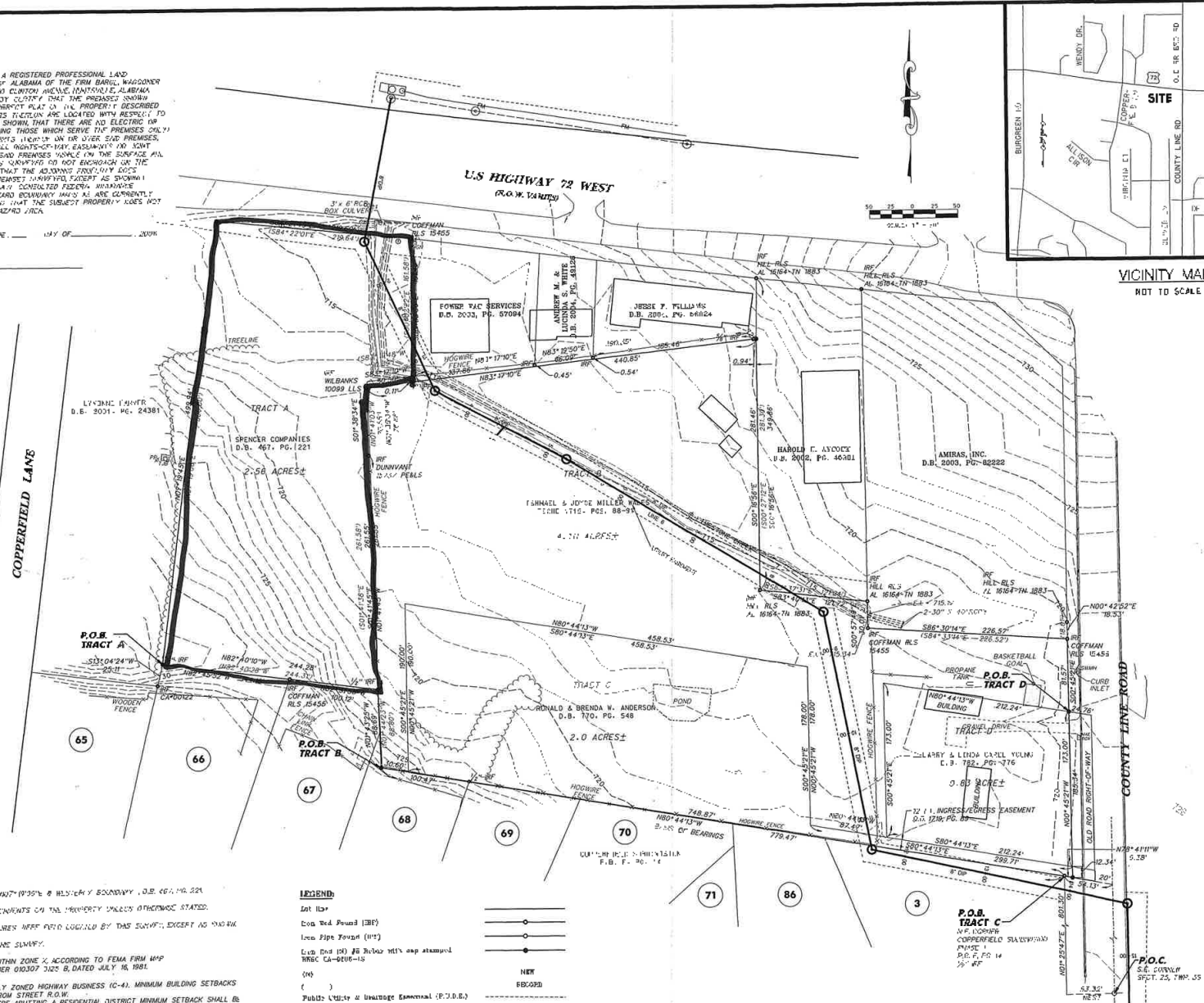
Prior Survey • Not To Scale

SURVEYOR'S CONTINUATION
STATE OF ALABAMA
COUNTY OF LIMESTONE

I, ROBERT E. DETENICH, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA OF THE FIRM BARGE WAGGONER SUMNER & GANNON, INC., 200 E. UNIVERSITY AVENUE, MONTICELLO, ALABAMA 36080, HEREBY CERTIFY THAT THE PRESENTED SURVEY HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON AND THAT THE BOUNDARIES THEREON ARE LOCATED WITH REFERENCE TO PROPERTY BOUNDARIES AS SHOWN, THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING THOSE WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OF ANY KIND ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THAT ALL RIGHTS-OF-WAY EASEMENTS OR SERVITUDES OVER THE PREMISES AND PREMISES ADJACENT THEREON ARE SHOWN; THAT THE PRESENTED SURVEY DOES NOT ENCROACH ON THE ADJACENT PROPERTY AND THAT THE ADJACENT PROPERTY DOES NOT ENCROACH ON THE PRESENTED SURVEY; EXCEPT AS SHOWN; I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL, STATE AND LOCAL AGENCIES AND AGENCIES OF OTHER STATES AS NECESSARILY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL, FEDERAL, STATE OR LOCAL

MINORITY HOLDING THAT THE SURVEY IS A TRUE AND CORRECT PLAT.

ROBERT E. DETENICH, JR.
A 24000A REG. NO. 49790



VICINITY MAP
NOT TO SCALE

- NOTES:**
1. BASED ON RECORDS IS 607°10'30"W @ 181.50' TO BOUNDARY D.B. 671, PG. 224
 2. THERE ARE NO ENCROACHMENTS ON THE PROPERTY UNLESS OTHERWISE STATED.
 3. NO SURFACE ARE FEATURES WERE FIELD LOCATED BY THIS SURVEY, EXCEPT AS SHOWN.
 4. NO TITLE OPINION ON THIS SURVEY.
 5. THIS PROPERTY LIES WITHIN ZONE X, ACCORDING TO FEMA FIRM #MP COMMUNITY-PANEL NUMBER 010307 3102 B, DATED JULY 16, 1981.
 6. PROPERTY IS CURRENTLY ZONED HIGHWAY BUSINESS (C-4). MINIMUM BUILDING SETBACKS ARE FRONT-50 FEET FROM STREET R.O.W. SIDE-NONE, EXCEPT WHERE ABUTTING A RESIDENTIAL DISTRICT MINIMUM SETBACK SHALL BE 20 FEET. REAR-30 FEET, EXCEPT WHERE ABUTTING A RESIDENTIAL DISTRICT MINIMUM SETBACK SHALL BE 15 FEET.

LEGEND:

Iron Pipe	---
Iron Pipe (with cap)	---
Iron Pipe (with cap) at station	---
Public Utility or Easement (P.U.E.)	---
Point of Commencement	P.O.C.
Point of Beginning	P.O.B.

BWSC
ENGINEERS PLANNERS SURVEYORS
BARGE WAGGONER SUMNER & GANNON, INC.
200 E. UNIVERSITY AVENUE
MONTICELLO, ALABAMA 36080
PHONE: 334-381-1111 FAX: 334-381-1112

ALTAACSM LAND TITLE SURVEY
TRIPLE A PROPERTIES, LLC
COUNTY LINE ROAD
ATHENS, ALABAMA

NO.	DATE	BY	REVISION

The subject is located 1/8 mile west of County Line Road on US Hwy 72.



VICINITY MAP WITH NEARBY BRANDS

Nearby retail includes the following brands:



Publix®



CHASE



Walmart



target



ROSS

CLIFT FARM

Est. 1850



Marshalls



Michaels



Plus many, many more shops & restaurants!