

# Chilton Co., AL

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Reference # 381

More info at  
205-500-0437

Land For Sale  
12 acres +/-  
\$66,000

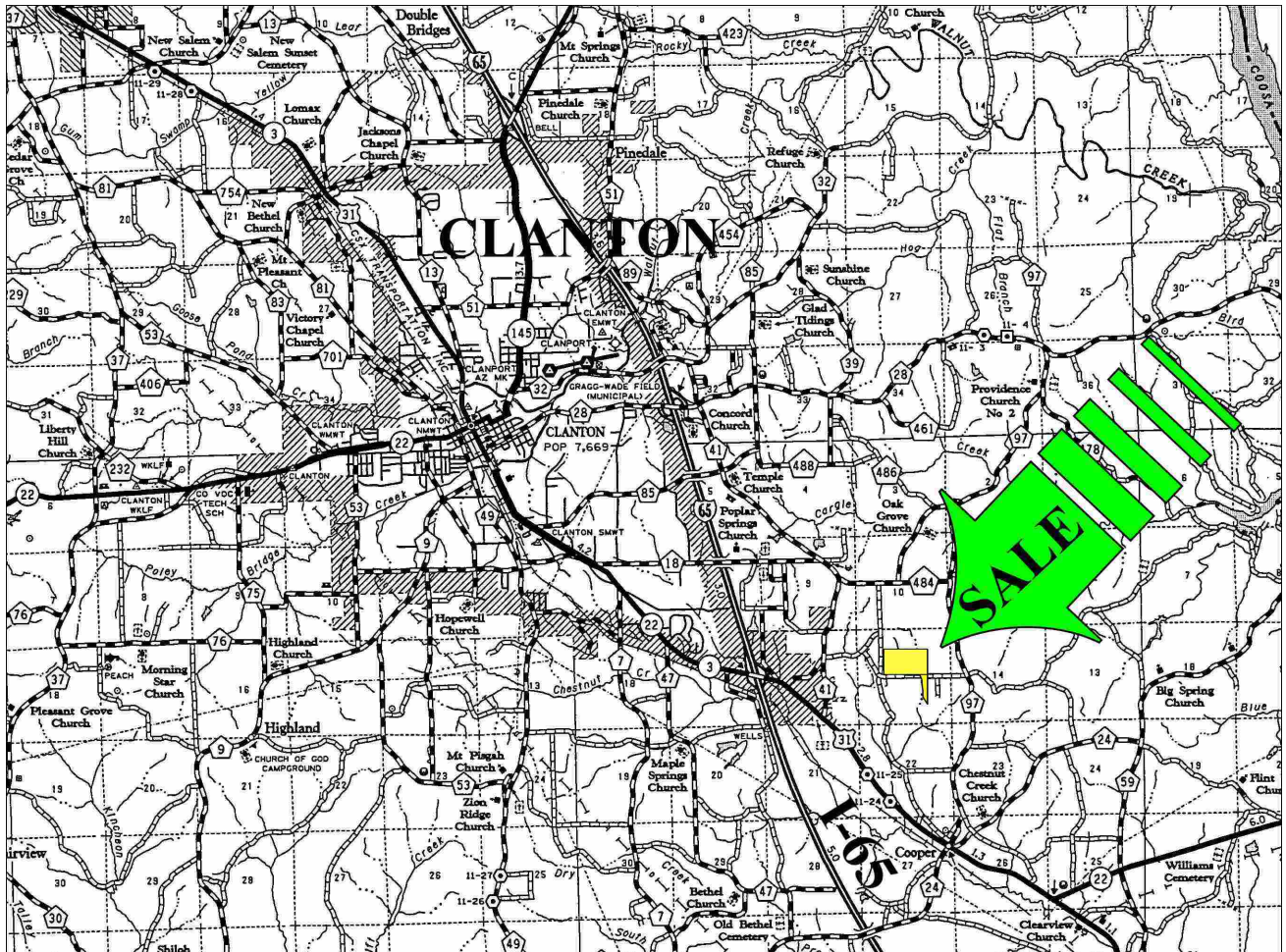
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- Tract 4 is a wooded rural home site located in East Chilton County, a few miles east of Exit 205 in Verbena
- Access to the south end is on County Road 480 (paved, public maintenance)
- Timber is 50/50 mix of 20 year old pines and hardwoods
- Lovely woodland stream
- City water and power are available on the south end at the road
- Joins tract 2, and 3, which are also available

All distances and acres are estimates and should be independently verified



NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner makes any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.



Directions from Exit 205

1) Turn left onto AL-22 E/US-31 S (0.4 mi) 2) Turn left onto Co Rd 490/ Bradberry Ln Continue to follow Co Rd 490 (1.0 mi) 3) Turn right onto Co Rd 480 (0.6 mi) 4) Destination is on the left.

