



*47.2 Acre Estate Tract on Highway 119
Along the Little Cahaba River adjoining thousands of
acres of Water Works land and Lake Purdy.*

47.2 Acres Jefferson County on Hwy 119. Beautiful pasture land and forest, rich in turkey and deer, along the Little Cahaba River. Adjoining thousands of acres of Birmingham Water Works Property on Lake Purdy. \$1,490,000

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Little Cahaba River flowing toward Lake Purdy.



There are few tracts this private and beautiful so close to Birmingham. Owned by the same family since the 1940s, it has long supported the family's love of horses and hunting.

The drive through this gently rolling land is lined with old cedars. Exceptionally large oaks provide scattered shade for the pastures and mature forest protects the banks of the Little Cahaba along the northern boundary.

Beyond that are thousands of acres of beautifully forested Water Works land and Lake Purdy. Fences have been neglected and the pastures grazed hard, but a bit of love and cleaning can turn this tract into a jewel.



Little Cahaba River looking upstream.



Trail through mature oaks and hickories along the Little Cahaba, heading upstream toward Leeds.



Cedar lined drive from Highway 119 looking Norhtwest.



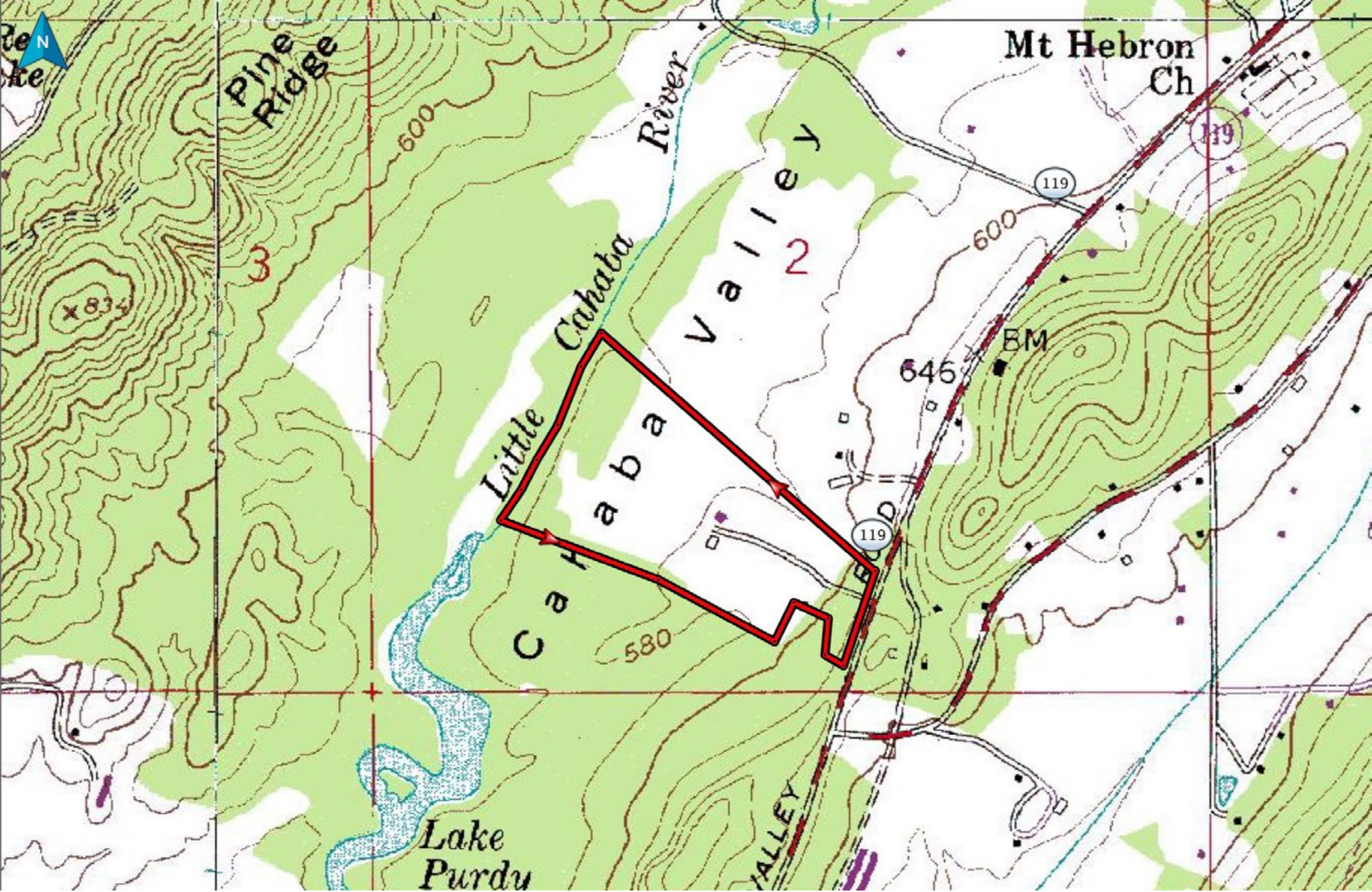
Frost paints the pastures and winter opens a view to the hills of Water Board land beyond the river.



Large stately trees dot the gently rolling valley land. Though the pastures have been worked hardy recently, the rich limestone soils ensure that with moderate care, these fields can offer prime grazing once again.







LAND FOR SALE
47 ACRES LAND FOR SALE
1/4 MILE FRONTAGE ON LITTLE CAHABA

Legend
1/4 mile on Little Cahaba
Cahaba Valley Rd
Land for Sale



A conservation easement value can be used as a credit of up to 50% against gross income. What it would mean is if the value of the easement were worth \$75,000 and an individual's gross income was \$150,000 then that person could use a credit of \$75,000. Conservation easements are not inexpensive and they require several steps, but over a period of time can be financially beneficial as well as valuable as a conservation tool. An individual must own the land for one year before they can begin the easement process.