

# Shelby Co., AL

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WEB SITE!

[www.cypruspartners.com](http://www.cypruspartners.com)

Reference # 296

More info at  
205-936-2160

## Land For Sale

### 63.92 acres +/-

### \$235,865

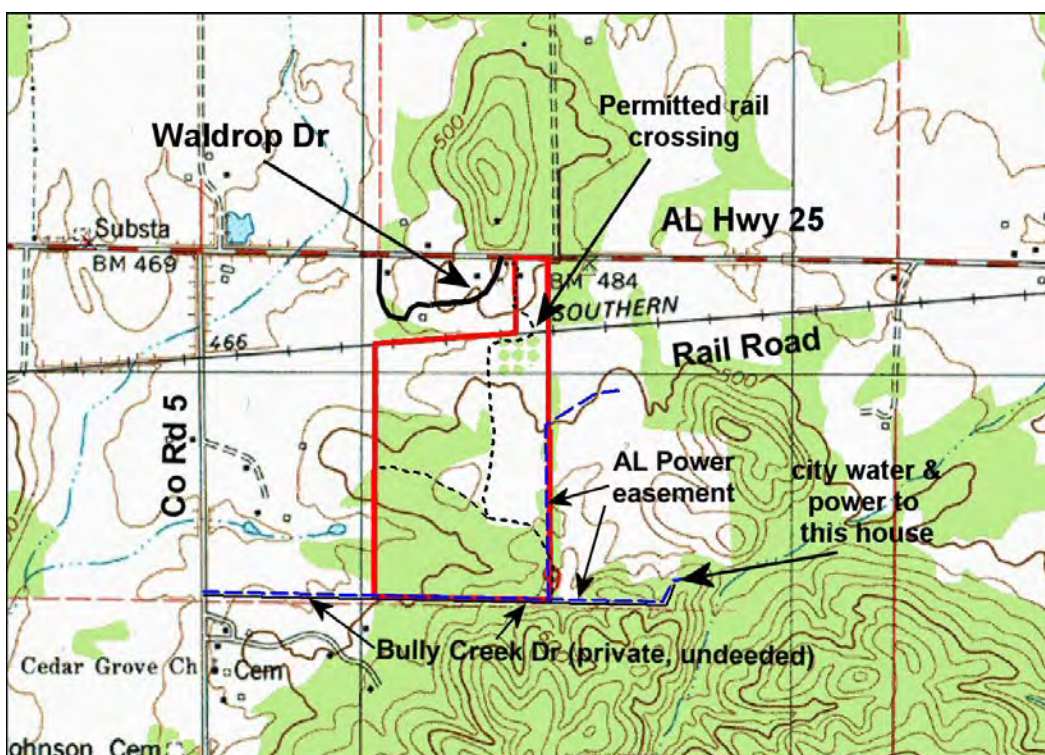
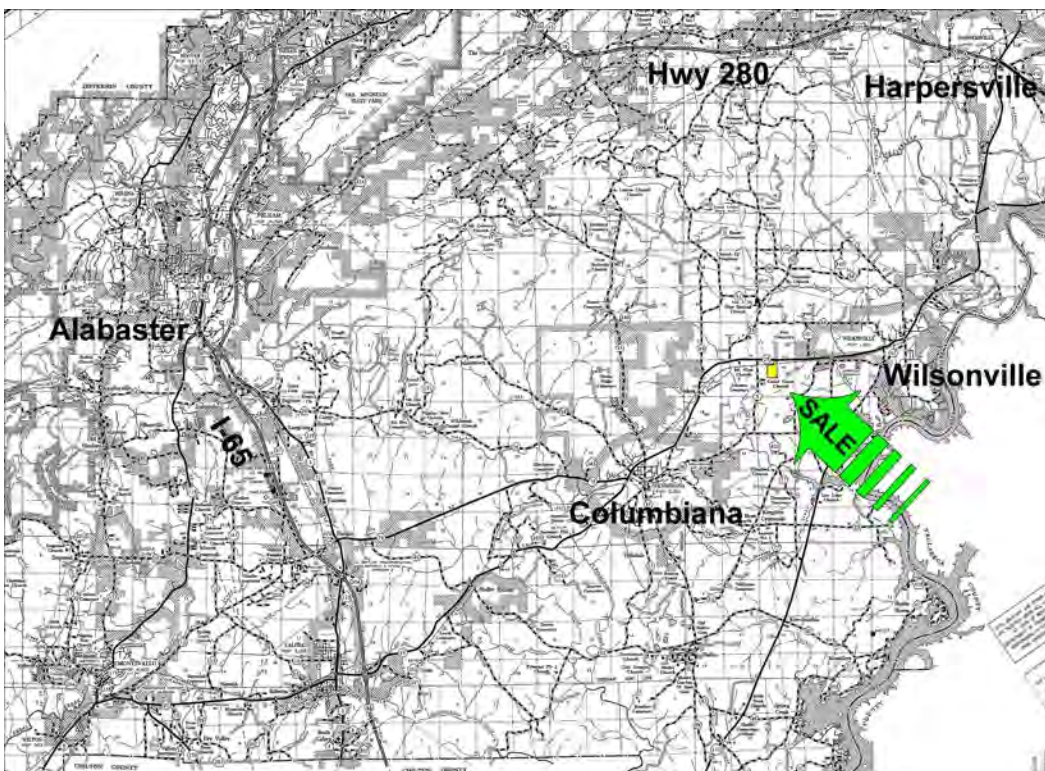
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located in eastern Shelby County about 3 miles east of Columbiana. 856' on AL Hwy 25
- Several fantastic home sites. Power available. No public water south of the railroad (there are 2.92 acres with water and power north of the railroad)
- About 16 acres of cultivatable fields (cotton planted last year), a 2 acre pecan orchard, and 2 acres of hay. Timber is a beautiful stand of hardwood
- Access from the north is across the rail road (a permitted crossing) and from the south on Bully Creek Road (a private road with no deeded access). See topo map.

All distances and acres are estimates and should be independently verified

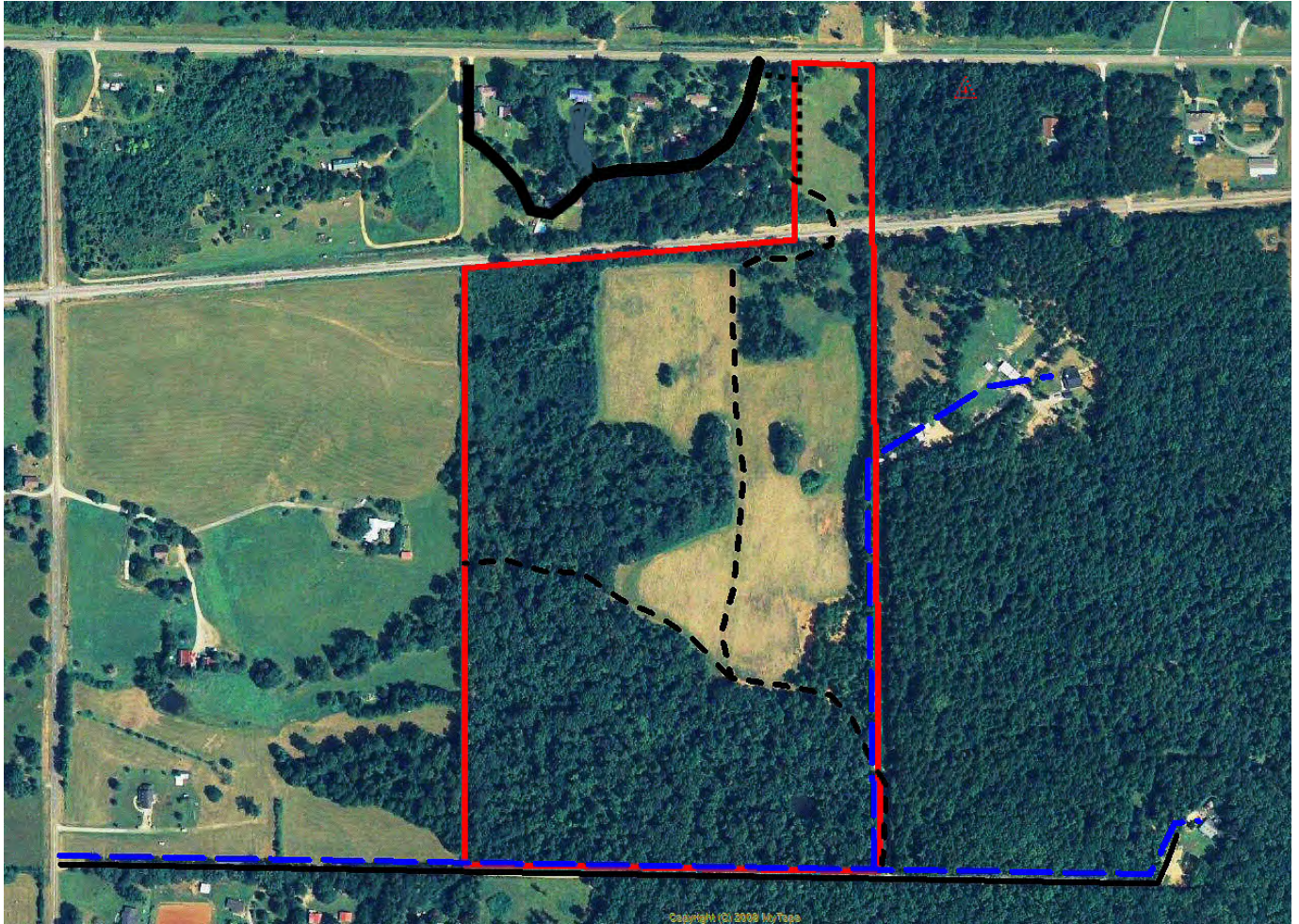


NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners 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, and fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.



Directions from I-459 & Hwy 280 ( It is 33 minutes to the property)

From the intersection of I-459 & Hwy 280, head east on Hwy 280 towards Chelsea and go 14.1 miles. Take a right on County Road 51 and go 2.3 miles. Take a right on County Road 55 and go 7.1 miles. Take a left on AL Hwy 25 and go 1.2 miles to east entrance of Waldrop Drive. From here you will need a pickup truck. Take a right on Waldrop Drive but immediately take a left on an abandoned drive that runs down the shoulder of Hwy 25. Continue about 100 feet to the west line of the property. At this point you'll see a Cyprus Partners sign. Take a right and run in a southerly direction (down hill) through the pasture (hugging the tree line on the right) and toward the rail road. Look for the stop sign and a paved rail crossing (stop and look before crossing). From here the best path to travel is the old field road marked on the topo map. You are welcome to look on your own or you can set up an appointment. The east entrance to Waldrop Drive is located at Lat: 33° 13' 34.59" N. Lon: 86° 32' 44.76" W.



Aerial view