

Shelby Co., AL

**SEE PHOTOS
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Reference # 288

More info at
205-500-0437

Land For Sale

20 acres +/-

\$242,000

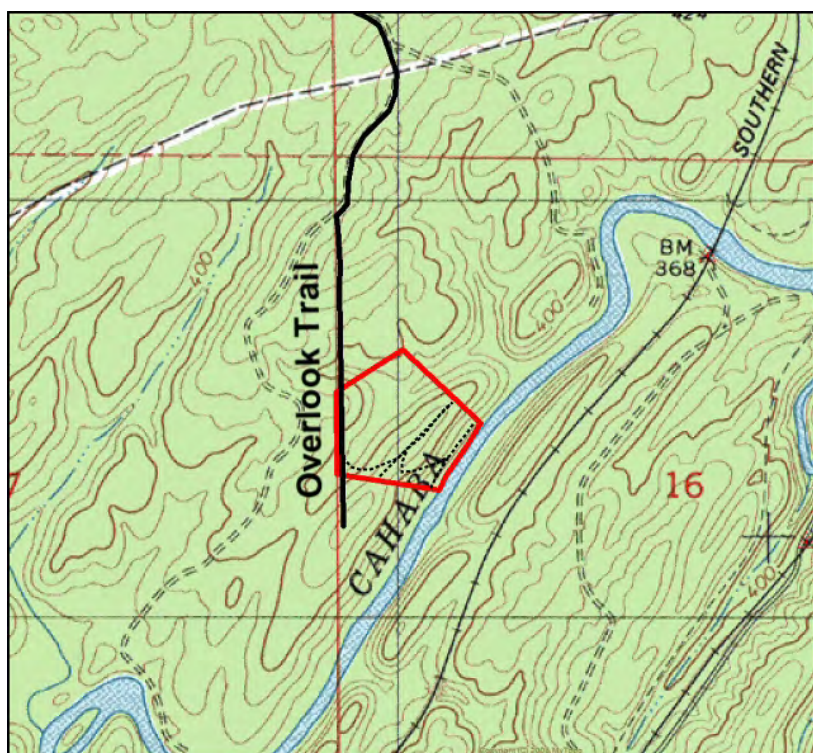
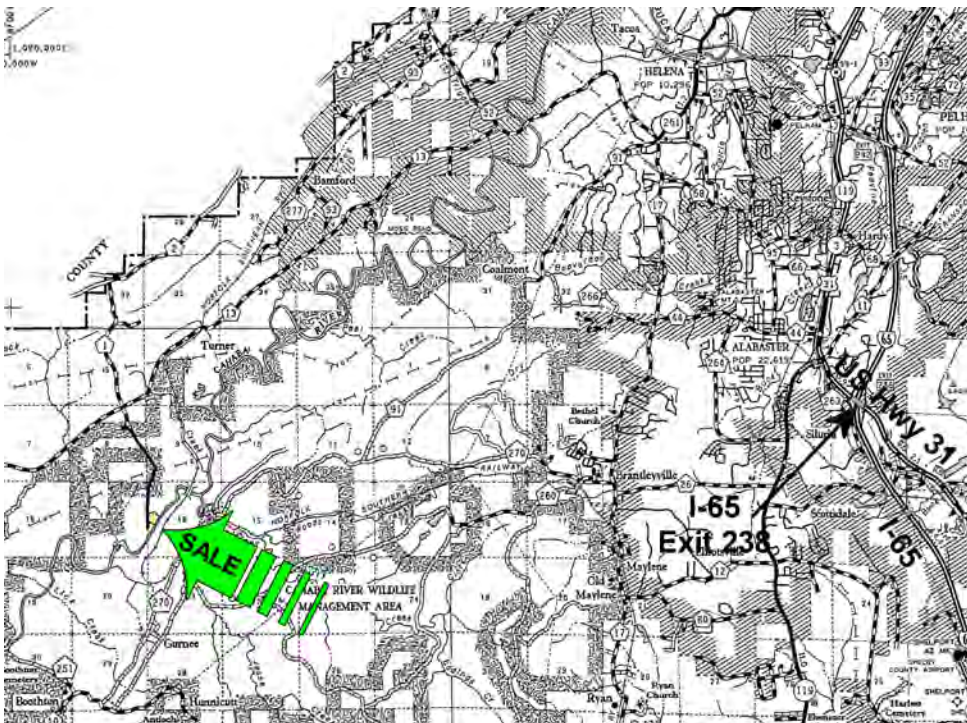
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in western Shelby County about equal distance from Hoover or Alabaster. It is 14.5 miles from I-459 Exit 10 (Hwy 150 exit in Hoover) and about 14.5 miles from I-65 exit 242 (Tank Farm exit in Alabaster)
- Estate sized lots in a high-end gated residential community. Utilities & covenants exist.
- Zoned for Helena Elementary School & Pelham High School (District 33)
- About 600 feet on the Cahaba River. Beautiful mature timber
- Main road into the property is paved. Old road leads to Cahaba River frontage.
- There is a well on the property

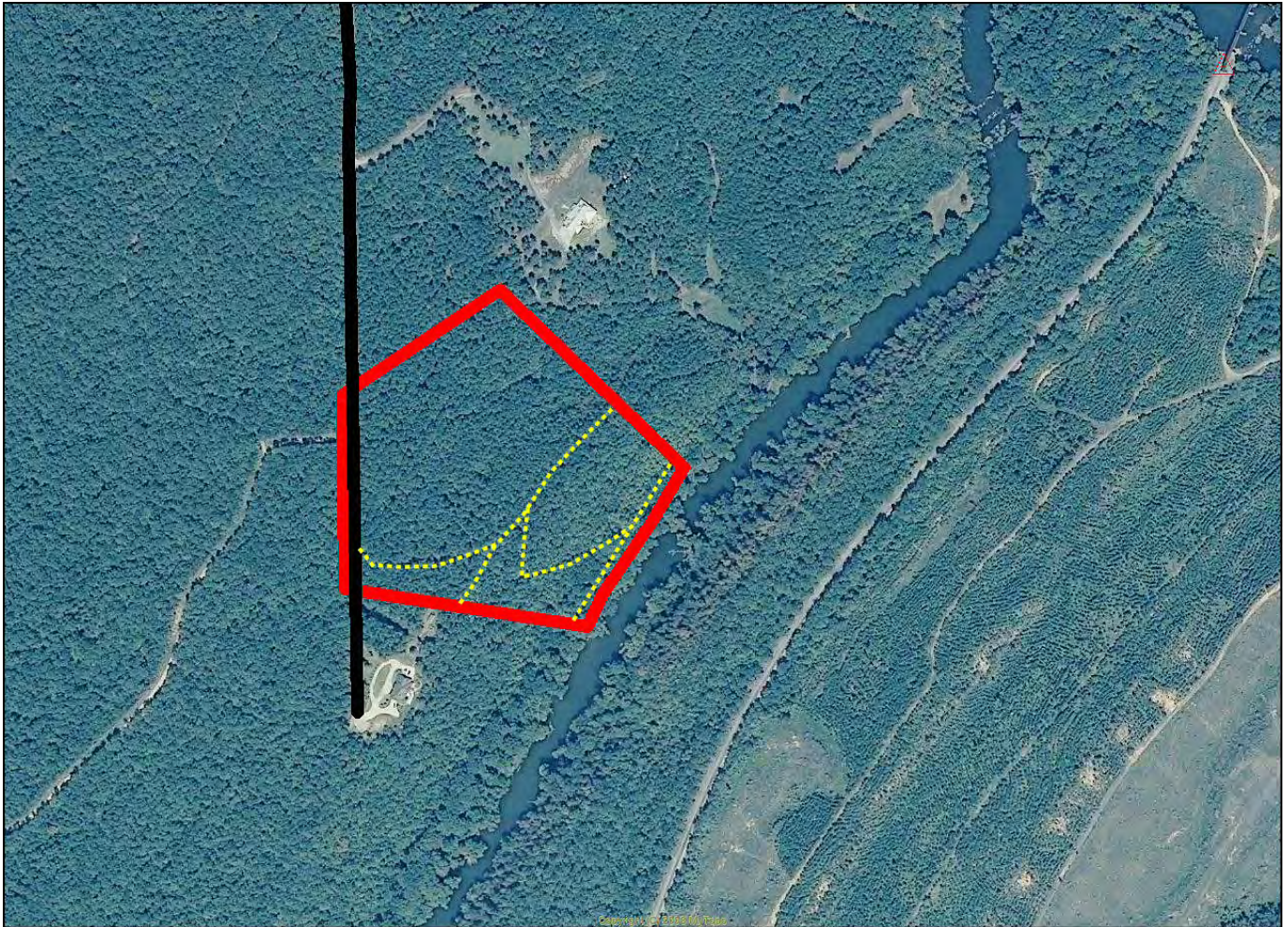
All distances and acres are estimates and should be independently verified



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 Exit 10 (Hwy 150 Exit). It is 14.5 miles to the property

From Exit 10 go west on Hwy 150 (John Hawkins Pky) for 1.2 miles (away from Hoover) to Shades Crest Road. Turn left and go 3.5 miles to Morgan Road (Co Rd 52). Take a left and go 2.1 miles to Co Rd 13. Take a right and go 6.4 miles to Co Rd 1 (Southern Lane). Take a left and go through the gated entrance and continue 1.5 miles (road name changes to Overlook Trail) to the property entrance on the left. At this point you'll see a Cyprus Partners sign marking the entrance. The entrance road is paved but hard to drive (brush, pine needles). You can drive or park here and walk. You are welcome to look on your own or you can set up an appointment. The entrance is located at Lat: 33° 12' 35.52" N. Lon: 86° 58' 09.72" W.



Aerial view