

# Jefferson Co., AL

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www.cypruspartners.com

Reference # 283

More info at  
205-936-2160

## Land For Sale

### 350 acres +/-

### \$875,000

Exclusive Agent For Owner

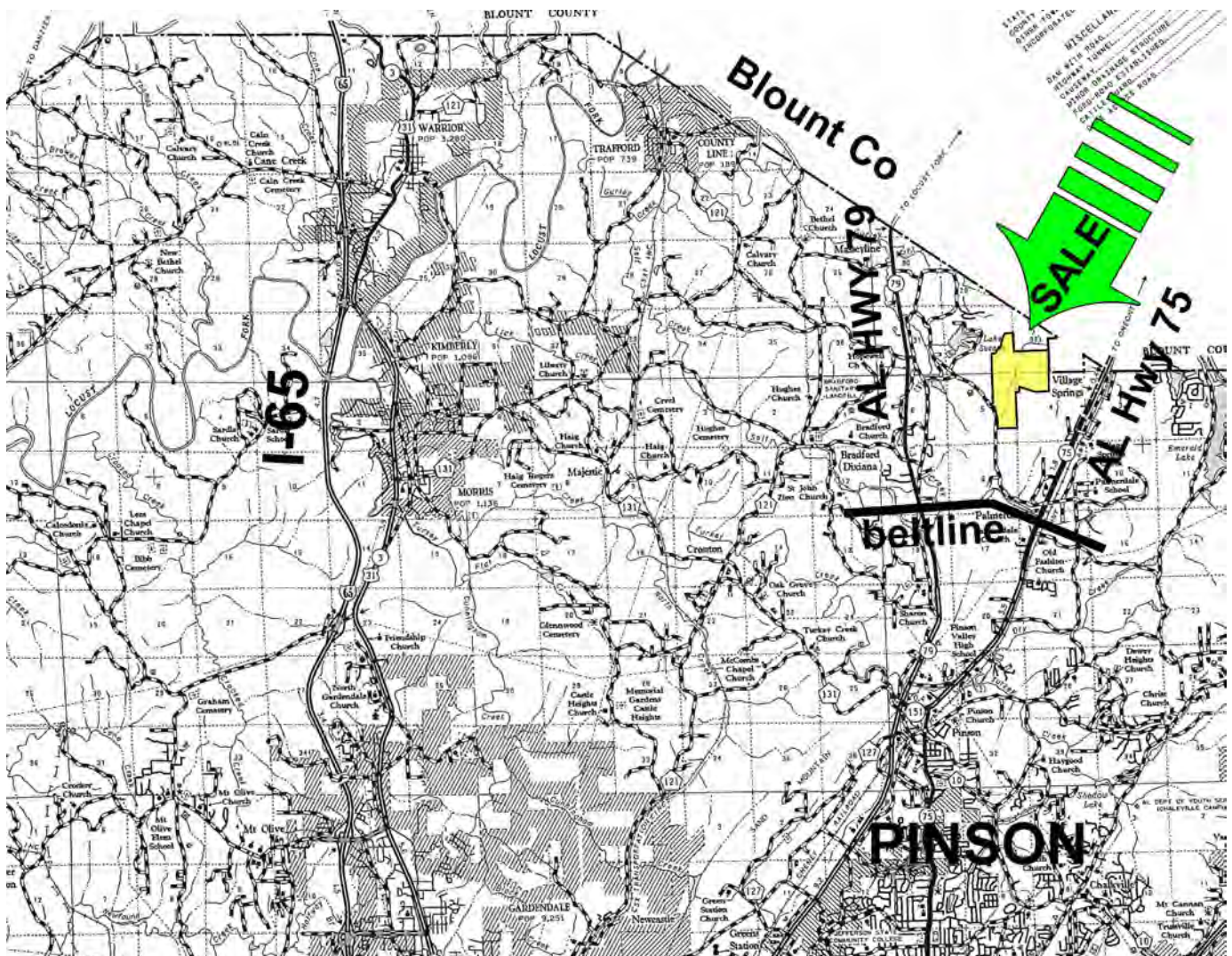
## CYPRUS

PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located in northern Jefferson Co about 12 miles from I-20 Exit # 141 at Trussville
- Beautiful home sites, paved road frontage with utilities, joins Shadowridge Subdivision
- Located about 1 mile north of proposed Northern Beltline interchange with AL Hwy 75
- About ¼ mile from Cumberland Golf Course
- Recreational access to Gurly Creek is provided by agreement with adjoining landowner
- Beautiful old-growth timber on the property
- Two 5 acre lots at entrance to Shadowridge Subdivision included
- Gate is locked so call for combo

All distances and acres are estimates and should be independently verified

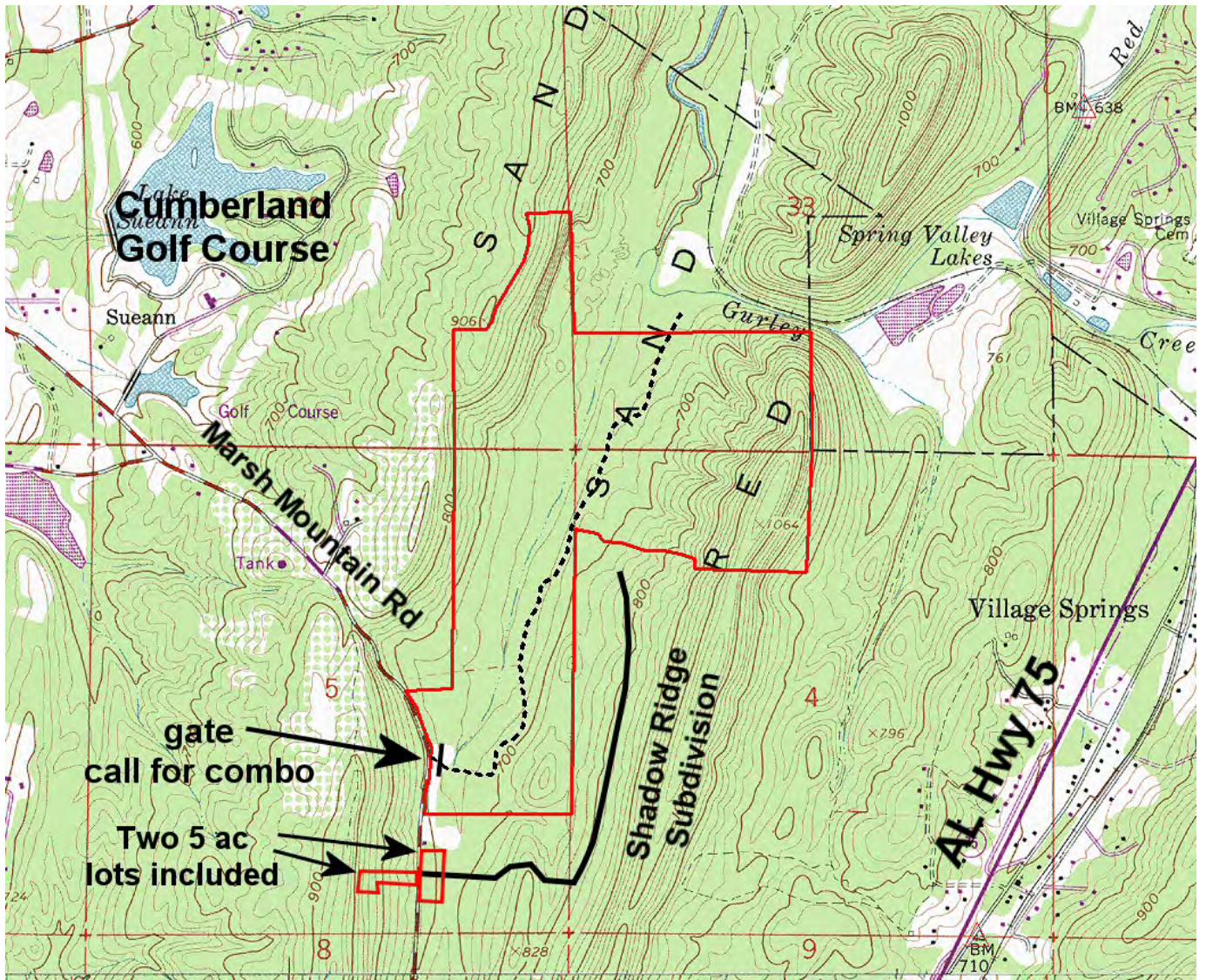


#### Directions from I-20 Exit 141 at Trussville: (21 minutes to the property)

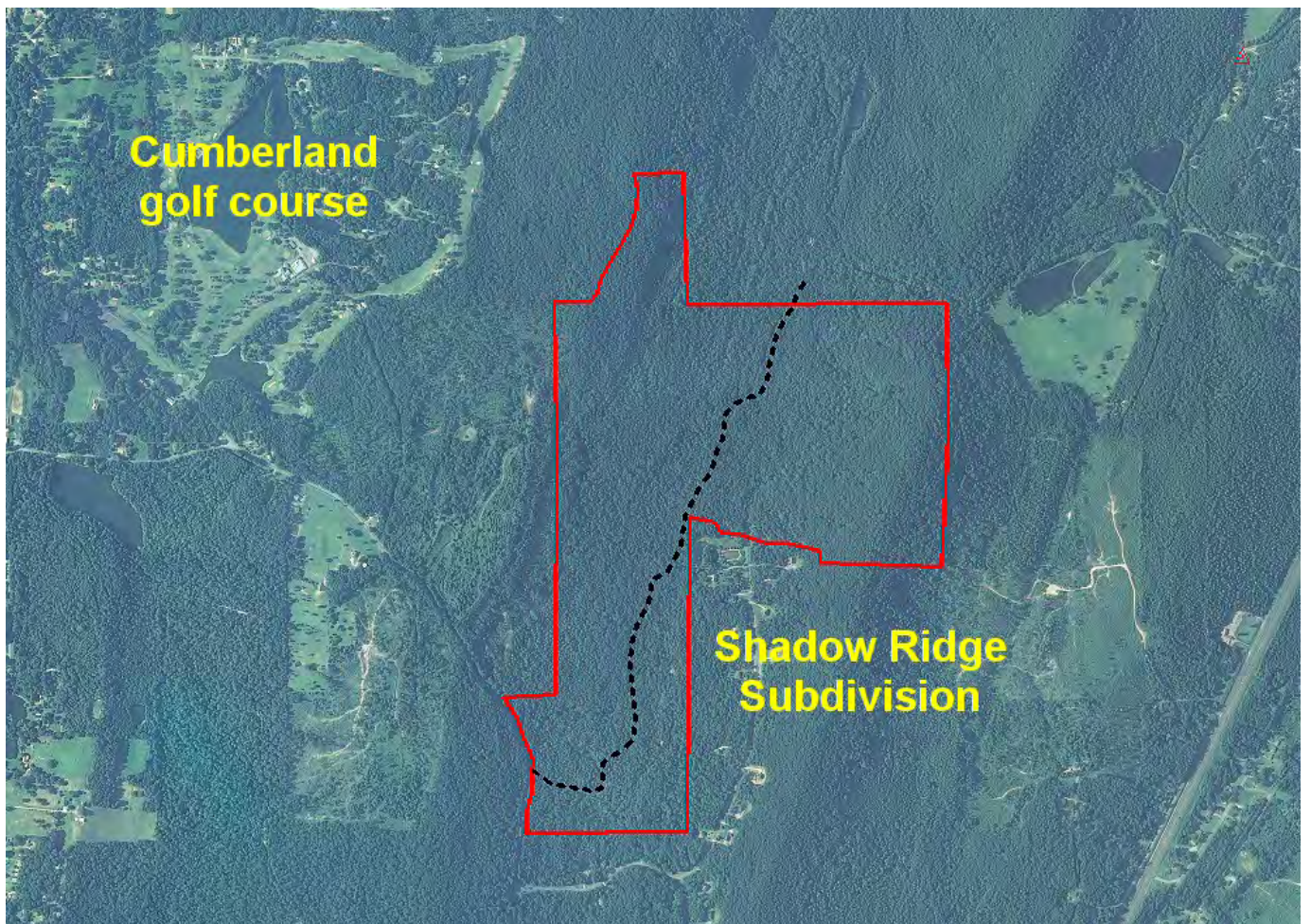
From I-20 Exit 141 at Trussville, go west on Chalkville Road for 2.4 miles to Old Springville Rd. Continue straight across Old Springville Rd onto Sweeney Hollow Road (Chalkville Road turns into Sweeney Hollow Rd. at Old Springville Rd.) and continue 3.1 miles to AL Hwy 75 (Center Point Road). Go 1.0 miles and bear right to continue on AL Hwy 75. Continue 3.5 miles to Marsh Mountain Road (Co Rd 153) on the left (across from Palmerdale First Baptist Church). Take a left and go 1.8 miles to the property on the right. Look for the Cyprus Partners sign and a dirt road to the right. The gate is locked so call the agent at 205-936-2160 to get the combo. You are welcome to look on your own, or you can set up an appointment. Use the topo map as a guide from this point. Gate is located at Lat: 33°45'23.27" N. Lon: 86°39'41.51" W.

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.





Topo map



Aerial view