

Shelby Co., AL

SEE PHOTOS
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www.cypruspartners.com

Reference # 260

More info at
205-936-2160

Land For Sale

99 acres +/-

\$399,900

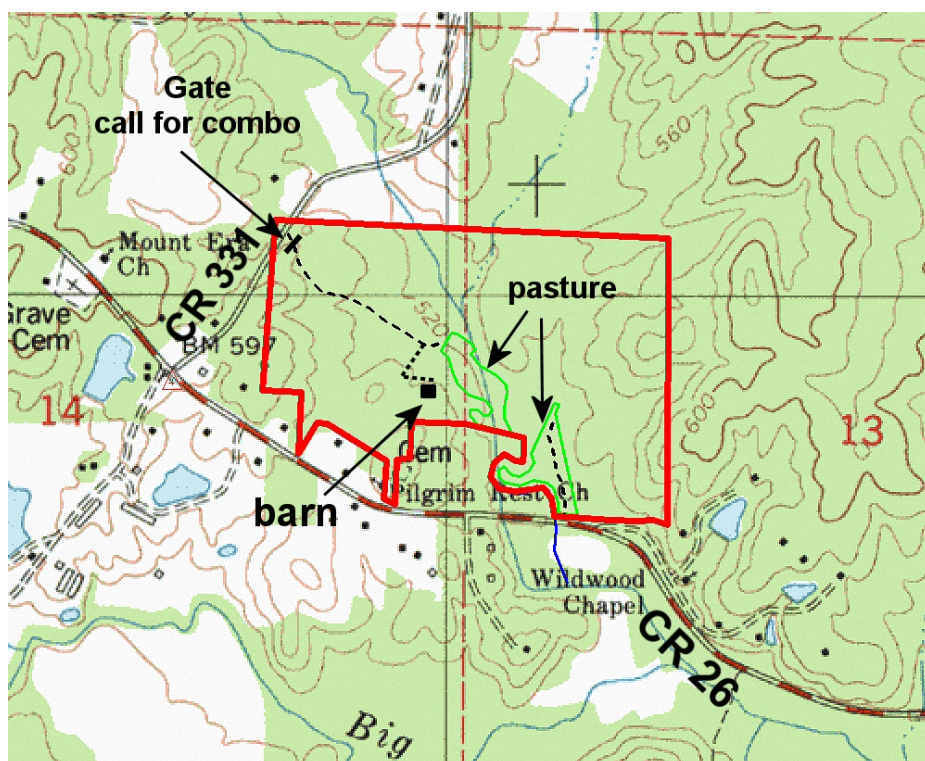
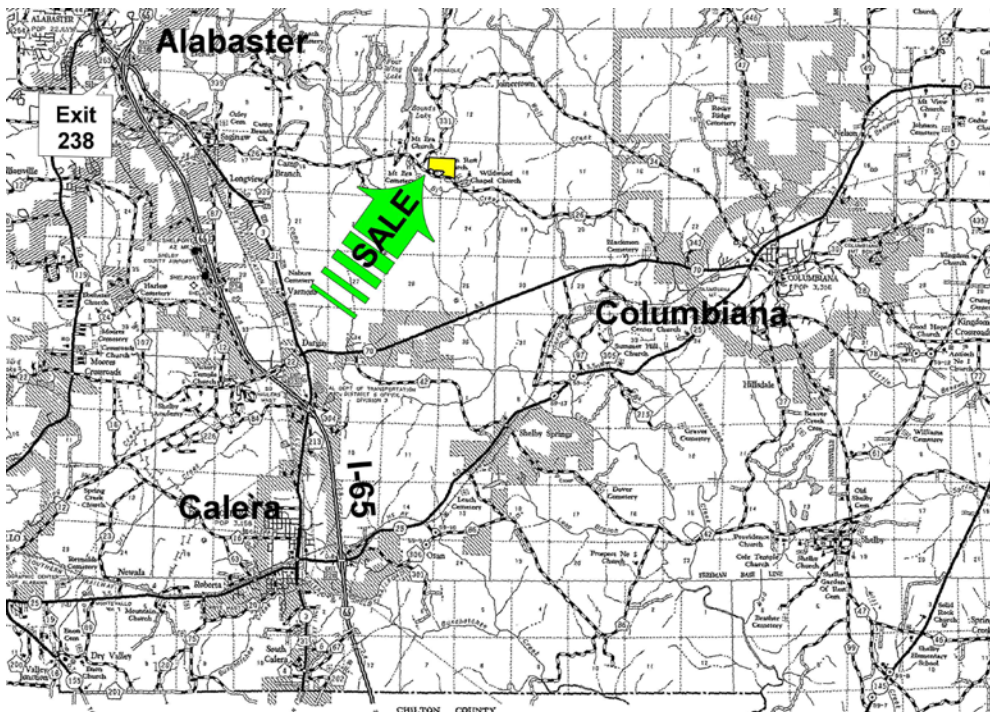
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in southern Shelby County about 18 miles from intersection of I-65 & I-459
- About 10 minutes from I- 65 Exit # 238 (US Hwy 31) at Alabaster
- Beautiful home sites, paved road frontage with utilities
- A barn is on the property + 6 acres of pasture
- Over 1,600' of frontage on a creek with lots of hardwood timber
- Significant timber value (timber appraisal available)
- Survey and FEMA flood plain map available
- Gate on west side is locked so call for combo

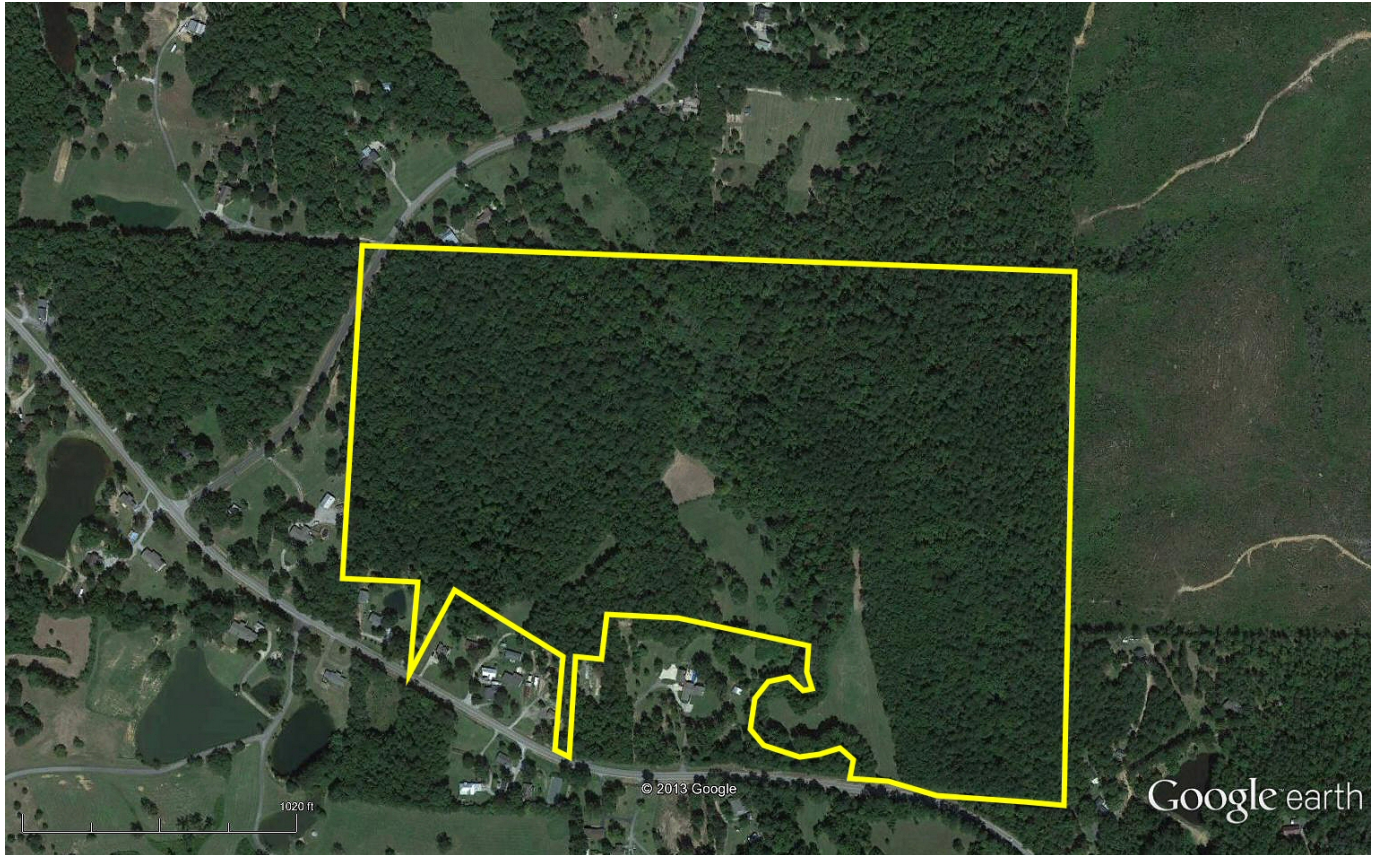
All distances and acres are estimates and should be independently verified



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 the intersection of I-65 & I-459: (24 minutes to the property)

From the intersection of I-65 & I-459, go south on I-65 toward Alabaster 11.1 miles to Exit 238. Exit I-65 and take a left at the end of the ramp onto US Hwy 31 and go 2.3 miles to County Road 26 and take a left. Go 4.1 miles to County Road 331 and take a left. Go 0.9 miles to the property on the right across the road from Mooney Farm Road which is on the left. Look for the Cyprus Partners sign. The gate is locked with a combination lock. 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. You'll need a pick-up truck past the gate. Gate is located at Lat: 33°12'26.41" N. Lon: 86°42'50.31" W.



Aerial view