

Bibb Co., AL

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www.cypruspartners.com

Reference # 275

More info at
205-936-2160

Land For Sale
12.4 acres +/-
\$70,000

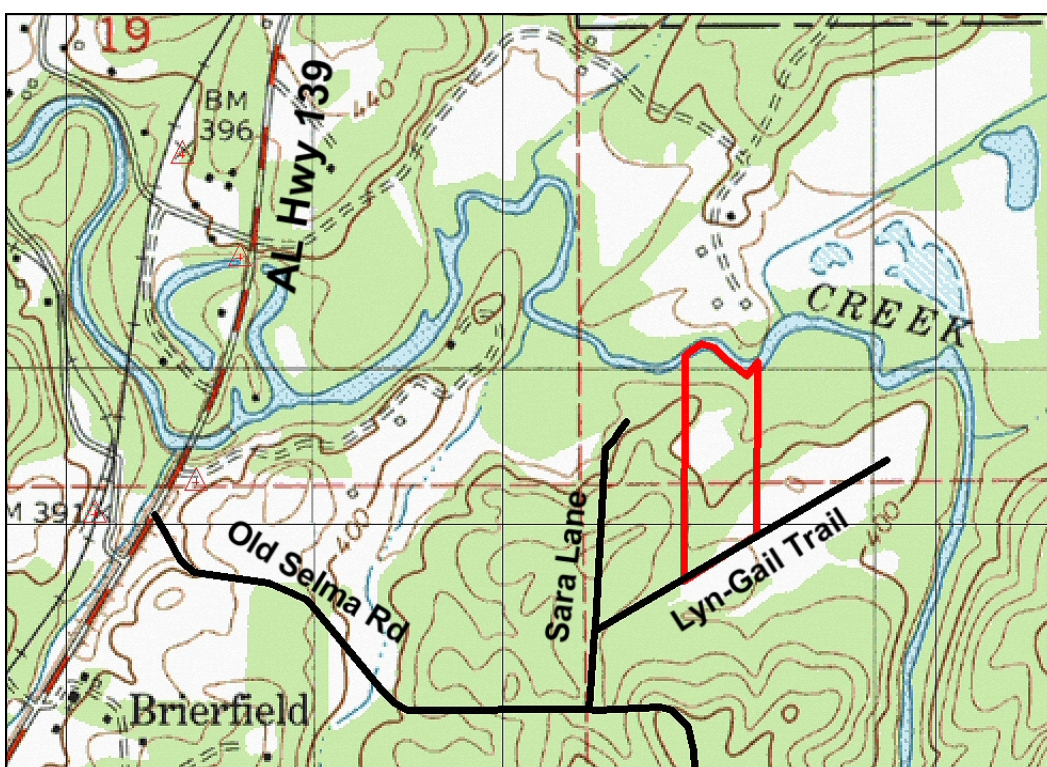
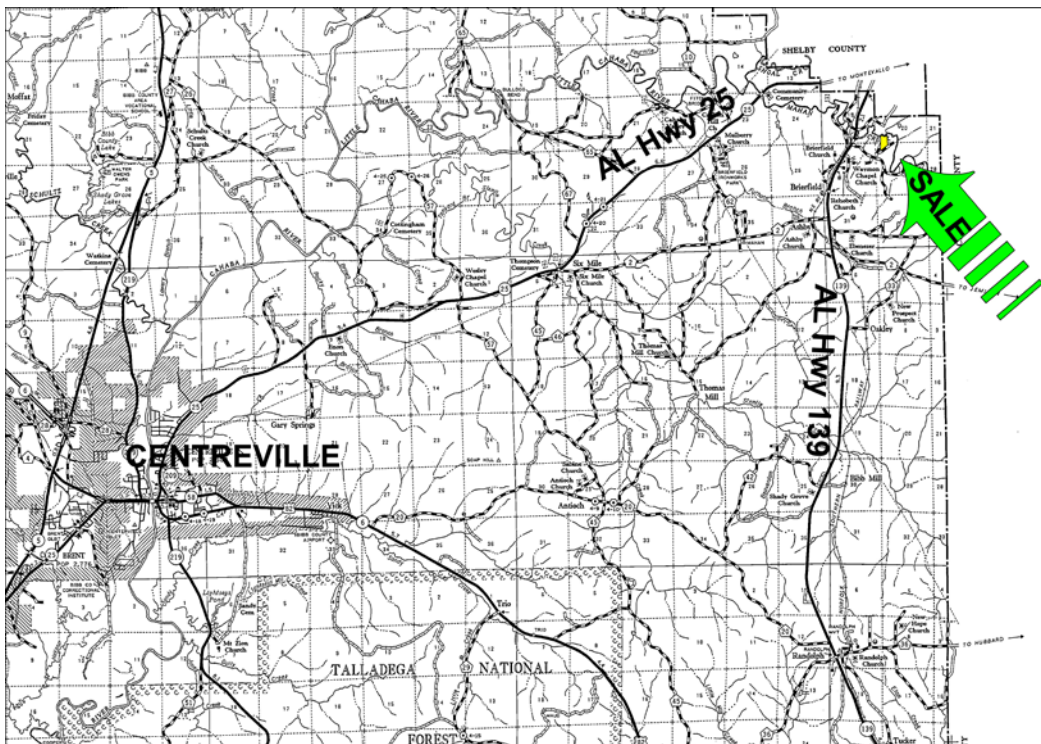
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in northeastern Bibb County about 13 miles from I-65 Exit 228 (Calera Exit)
- About 6 miles from Montevallo
- Beautiful mature timber, 510' on Mahan Creek
- About 540' on a paved county road
- Many building sites, located in well-established estate-lot subdivision
- Power, water, telephone and garbage service available
- Survey is available

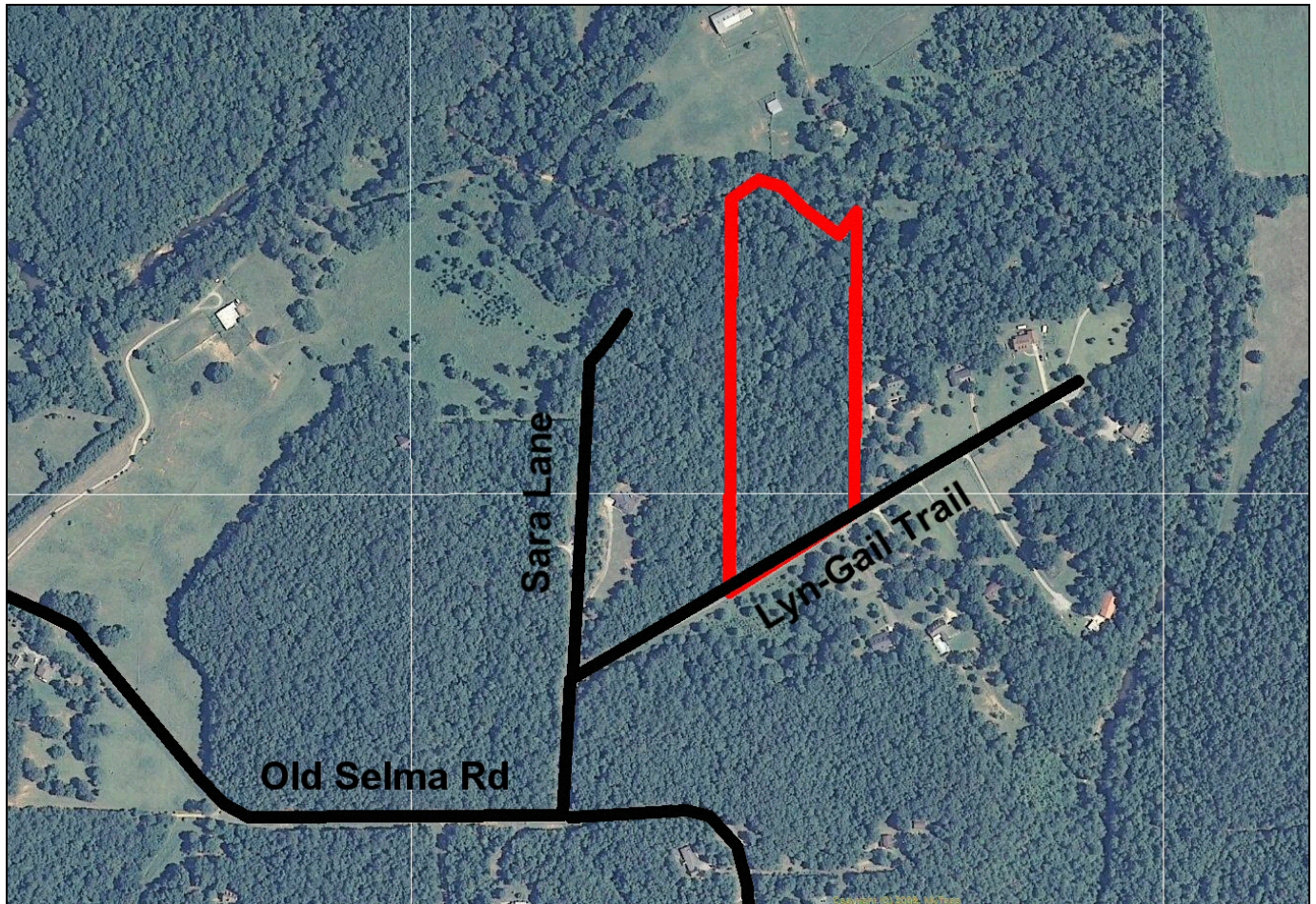
All distances and acres are estimates and should be independently verified



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 & AL Hwy 25 near Calera: (21 minutes to the property)

From the intersection of I-65 & Alabama Hwy. 25, (Exit 228) go west on AL Hwy 25 for 0.7 miles to U S Hwy 31 in Calera. Take a left on Hwy 31 and go 0.2 miles to a traffic light and take a right continuing on AL Hwy 25. Continue 9.6 miles to AL Hwy 139 and take a left. Go 1.4 miles to Old Selma Road and take a left. Go 0.6 miles and take the second left onto Sara Lane. Go 450' and take a right onto Lyn-Gail Trail. Go 861' to the property on the left. At this point you'll see a Cyprus Partners sign and pink flagging marking where the east and west boundary lines meet the road. Park on the road side and walk from here. You are welcome to look on your own or you can set up an appointment. The west line intersects the road at Lat: 33°02'27.01" N. Lon: 86°53'47.06" W.



Aerial view