

Jefferson Co., AL

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Reference # 259

More info at
205-936-2160

Land For Sale
131 acres +/-
\$129,690

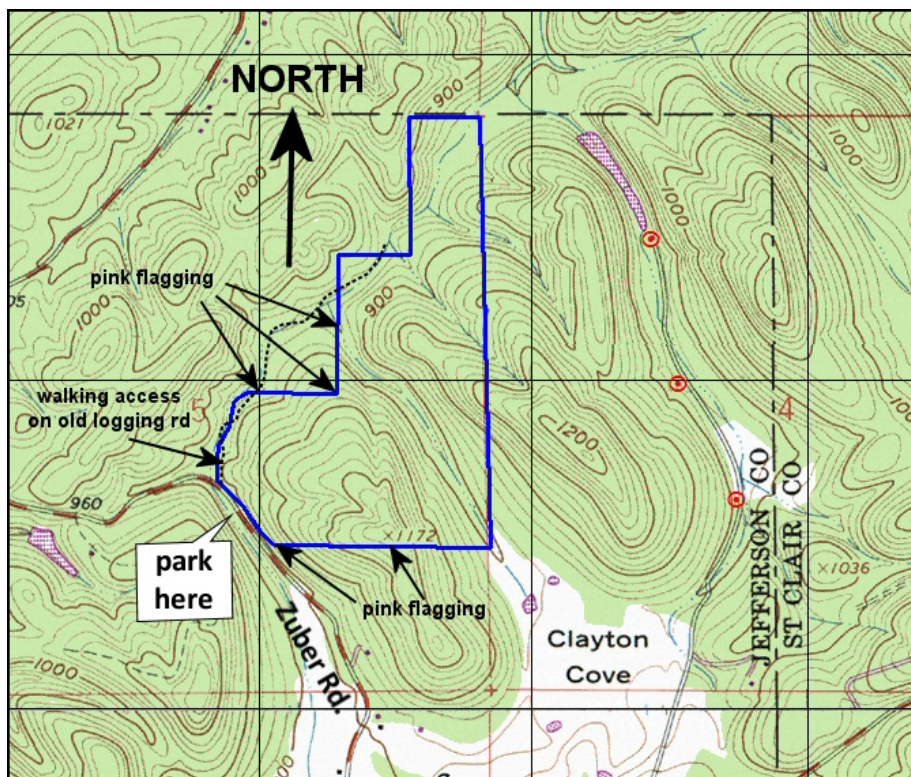
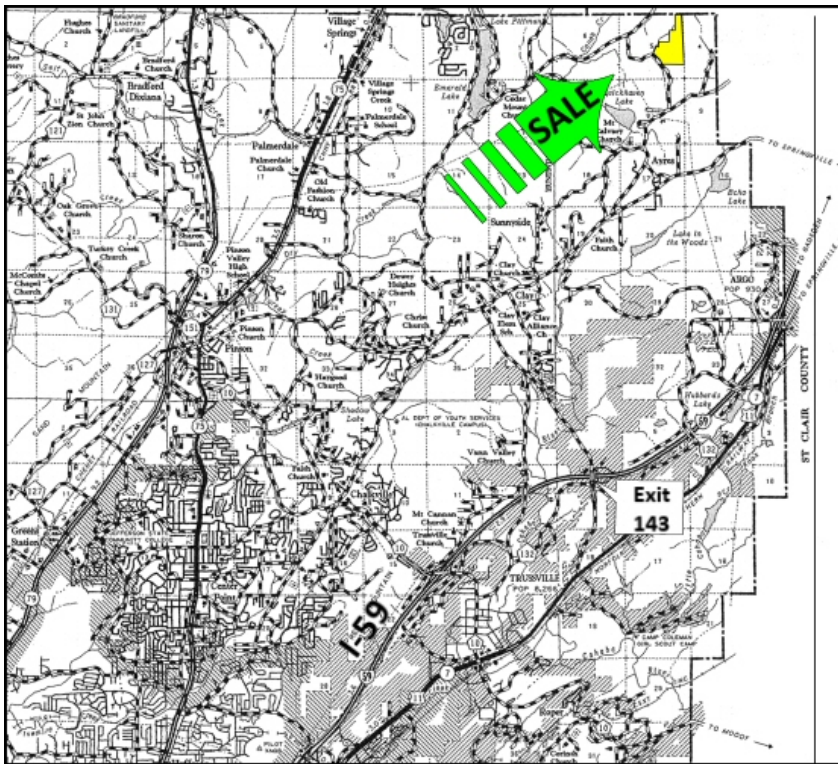
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in northeastern Jefferson County about 6 miles north of Trussville, AL
- About 25 minutes from I- 159 Exit # 16 (US Hwy 43) at Hamilton
- Good hunting: nice mix of creek and hill hardwood
- Several beautiful creeks
- Paved road frontage and utilities available
- Beautiful mountain-top views

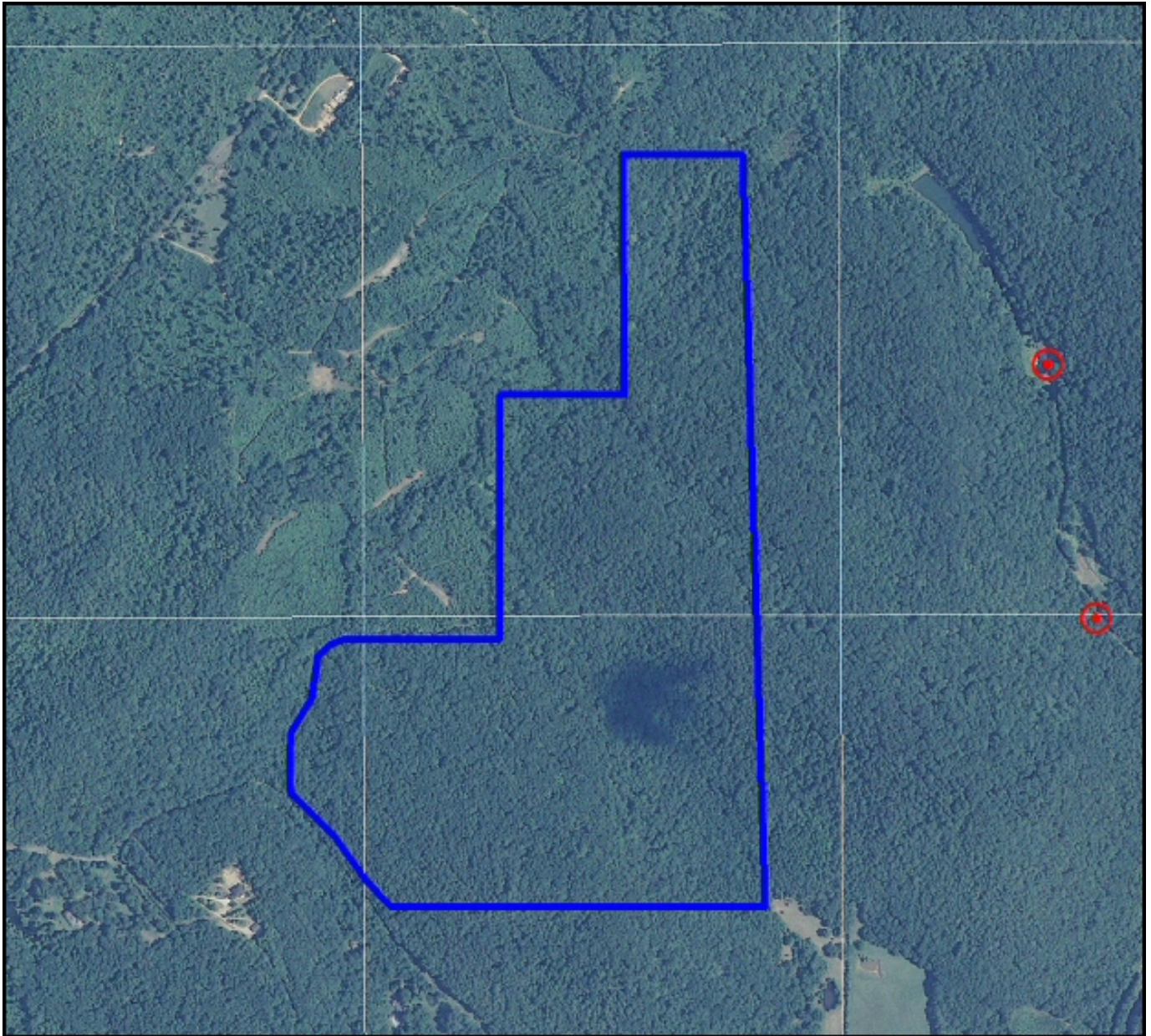
All distances and acres are estimates and should be independently verified



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-59 & I-459 near Roebuck: (22 minutes to the property)

From the intersection of I-59 & I-459 near Roebuck, go north on I-59 towards Gadsden. Continue 6.2 miles to I-59 Exit 143 (Deerfoot Parkway). Exit and take a right (north) on Deerfoot Parkway at the end of the ramp. Go 2.1 miles to County Road 153 (Clay Trussville Rd) Take a right and go 1.4 miles to Old Springville Rd. Take a right and go 2.0 miles to Clayton Rd. Take a left and go 2.0 miles to Zuber Rd. Take a left and 0.9 miles to the property on the right. Look for the Cyprus Partners sign. The road shoulder is very narrow here, but there is a wide spot on the shoulder opposite the property that is big enough for one vehicle. Park here and then walk to where the creek crosses Zuber Rd. There is a short, abandoned logging road beside the creek you can follow to gain access to the interior of the property. There are no other interior roads or trails. 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. GPS coordinates for where the creek crosses Zuber Rd. is Lat: 33°45'20.63"N. Lon: 86°33'34.89"W



Aerial view