

# Shelby County, AL

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Reference # 215

More info at  
205-870-5455

## Land For Sale

### 155 acres +/-

### \$465,000

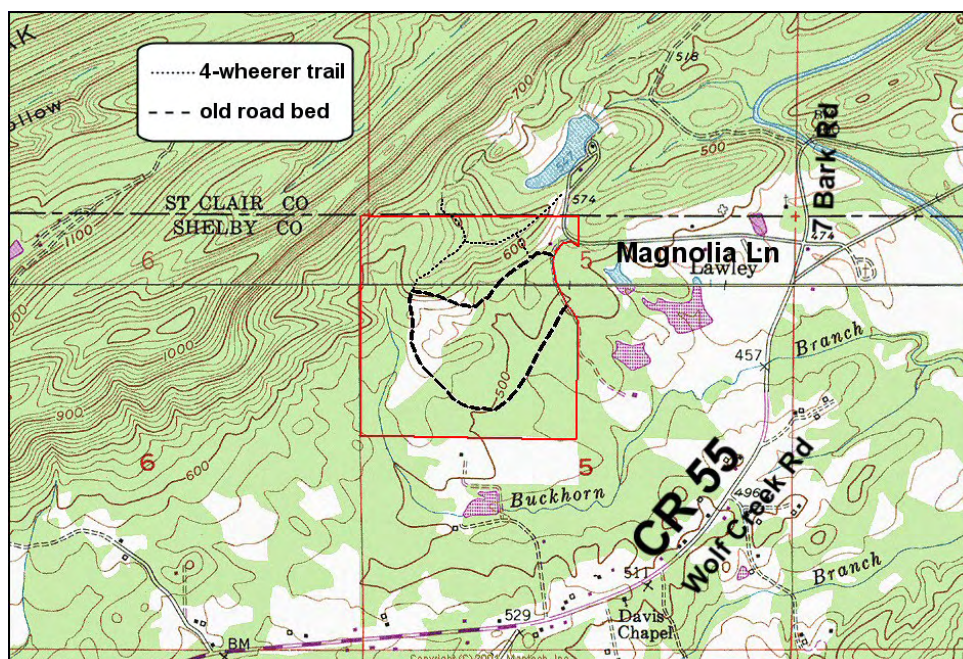
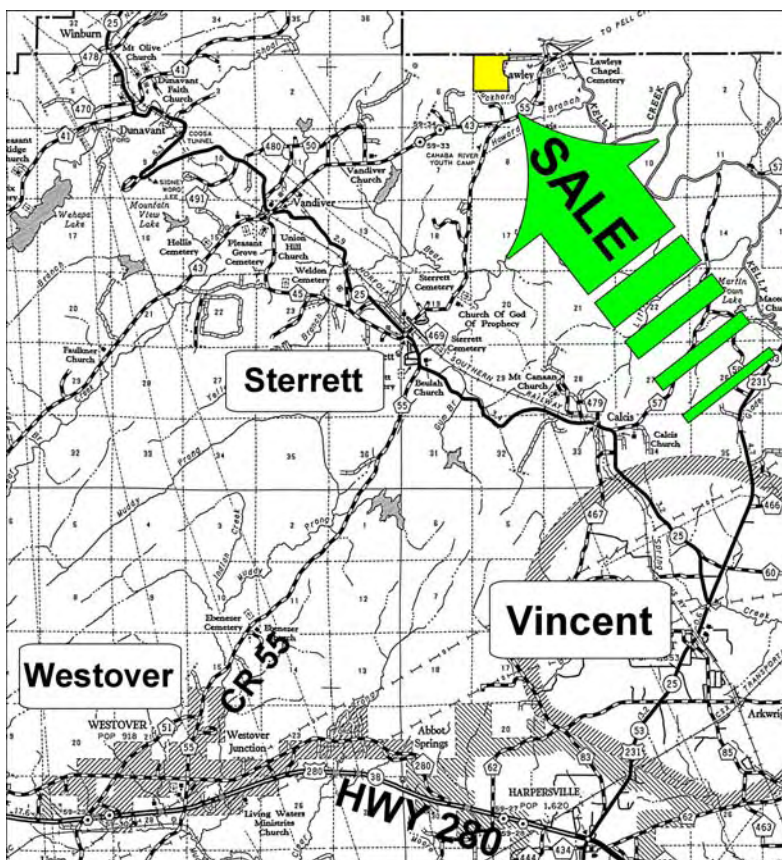
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

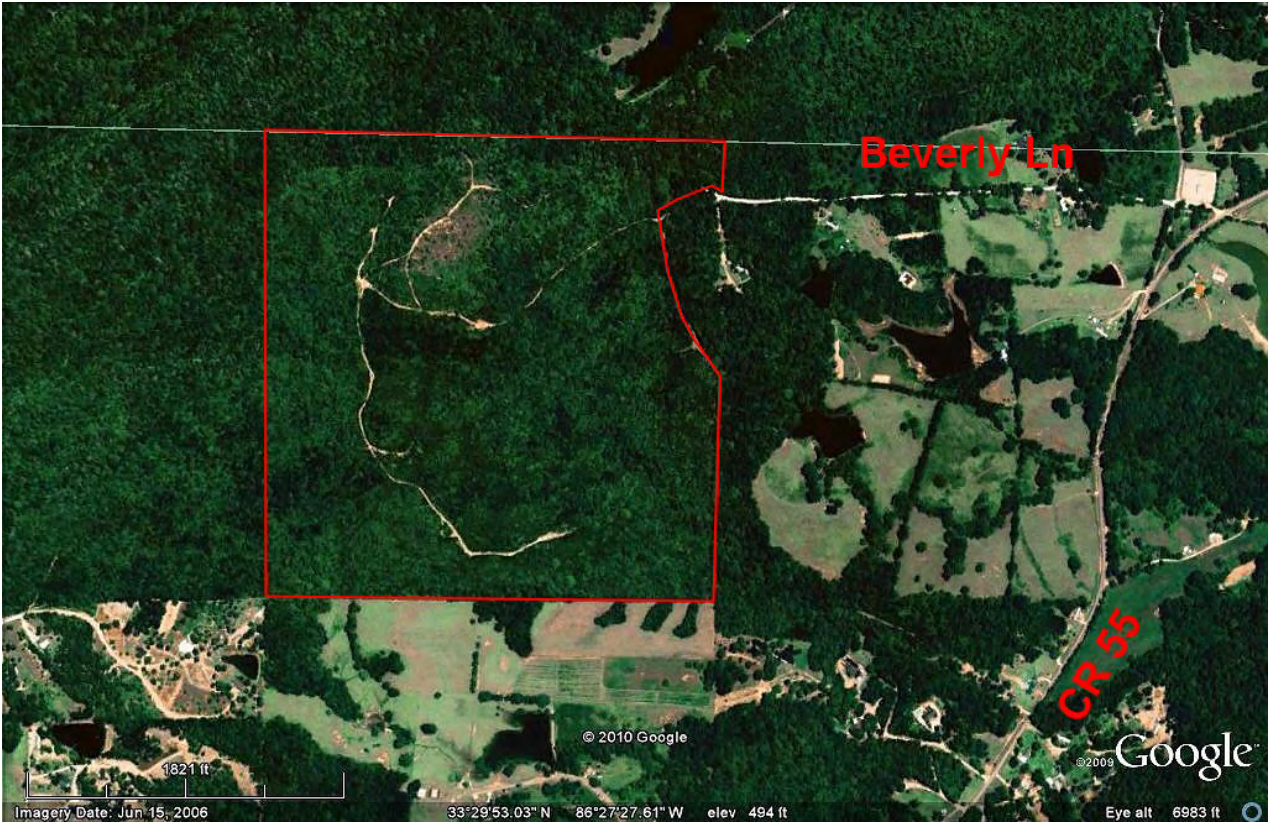
- Located 13 miles north of Hwy 280 and the intersection of County Road 55 at Westover
- Great rural home sites, timber investment, hunting, outdoor recreation
- Frontage on county maintained Beverly Lane (gravel). Utilities available
- Beautiful views from the ridge on the north end.
- Most of the property is very level & fertile - suitable for conversion to pasture
- Timber is a mix of hardwoods and 14 year old volunteer pine almost ready to thin
- 2 creeks – one with a great lake site

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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.





Aerial view



View looking south from the highest point on the property





View looking north from the highest point on the property of Oak Mountain



A unique natural longleaf pine stand just getting started