

Chilton Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 411

More info at
205-936-2160

Land For Sale

70 acres +/-

\$90,650

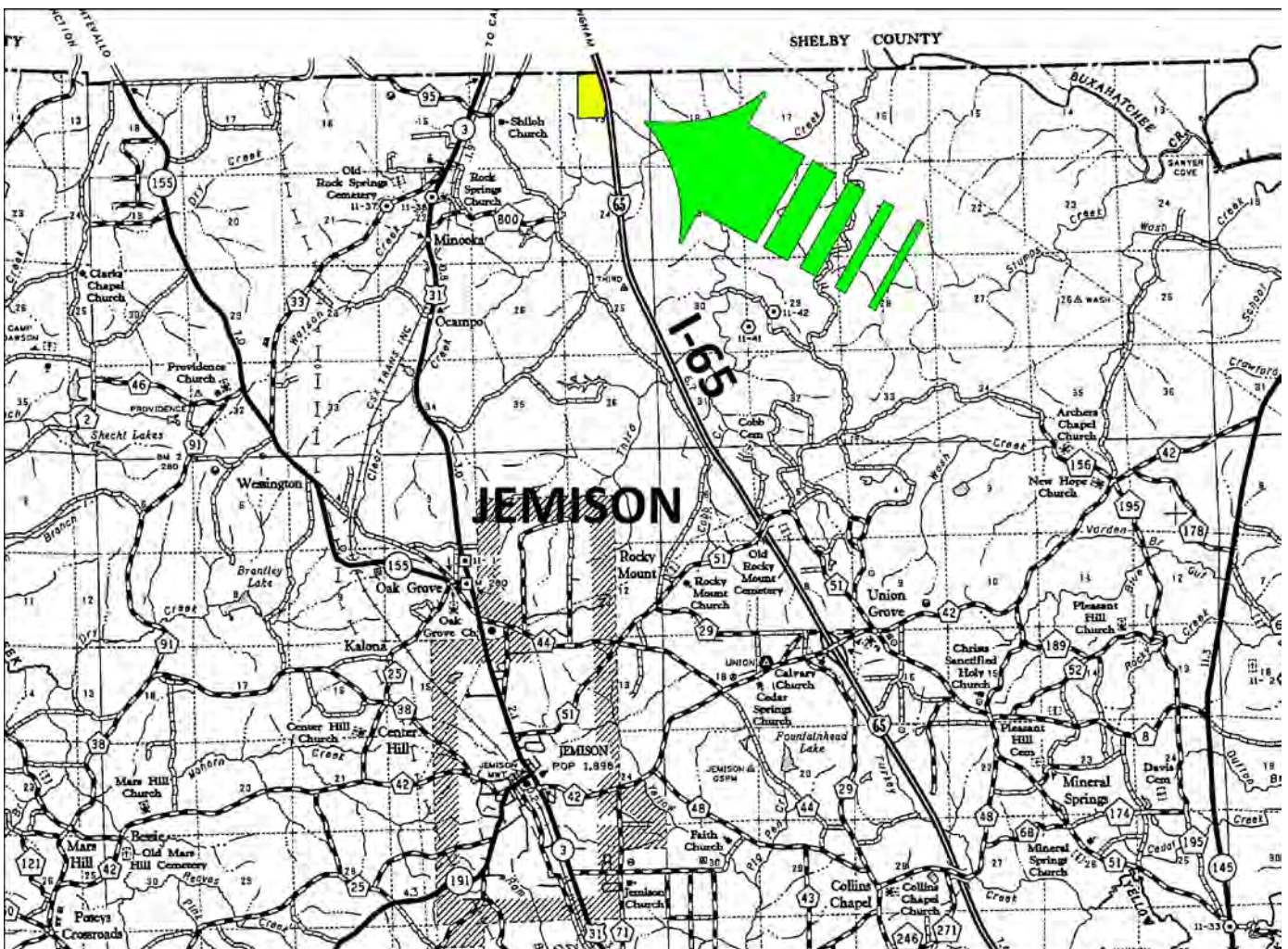
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in north-central Chilton County (on the Shelby County line) about 3.9 miles south of Calera
- Access is 1.05 miles behind a locked gate on a well-established dirt woods road across the adjoining private landowners. This road has been used by the owners for decades without conflict with the neighbors. Call agent for gate combo. You will need a 4-wheel drive vehicle past the gate
- If you go on your own be sure to print out the brochure from the web site and take it with you. It has a topo map and aerial photo you will need to get around
- There is no deeded easement from the gate to the property. No power or city water is available.
- The timber is mostly a 25 year old pine plantation that was thinned 9 years ago. There is significant timber value on the property
- A 1 acre (estimated) parcel separate from the main parcel is included (see topo map)

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-459 and I-65 in Birmingham: (30 minutes to the property)

Take I-65 south toward Montgomery. Go 21.3 miles to AL Hwy 25 and exit (Exit # 228). Take a right at the end of the ramp on AL Hwy 25 and go 0.8 miles toward Calera. Take a left on U S Hwy 31 and go south 2.8 miles to Chilton Co Rd 95. Take a left, passing over the railroad track, and go 0.2 miles to Co Rd 151. Take a right, and go 0.7 miles to a dirt road on the left. Look for the Cyprus Partners sign. Take a left and unlock the gate (call agent ahead of time for the gate combo). Go 1.05 miles on this dirt road to the west line of the property. Look for the Cyprus Partners sign and pink flagging on the west line. You will need a 4-wheel drive vehicle past the gate. You are welcome to look on your own (download the brochure from the web site and use the topo map and aerial photo as a guide) or you can set up an appointment. The intersection of the west line of the property and the woods road is located at Lat: 33° 03' 49.7" N.; Lon: 86° 43' 59.3" W.

