

Chilton Co., AL

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www.cypruspartners.com

Reference # 412

More info at
205-936-2160

Land For Sale

92 acres +/-

\$137,540

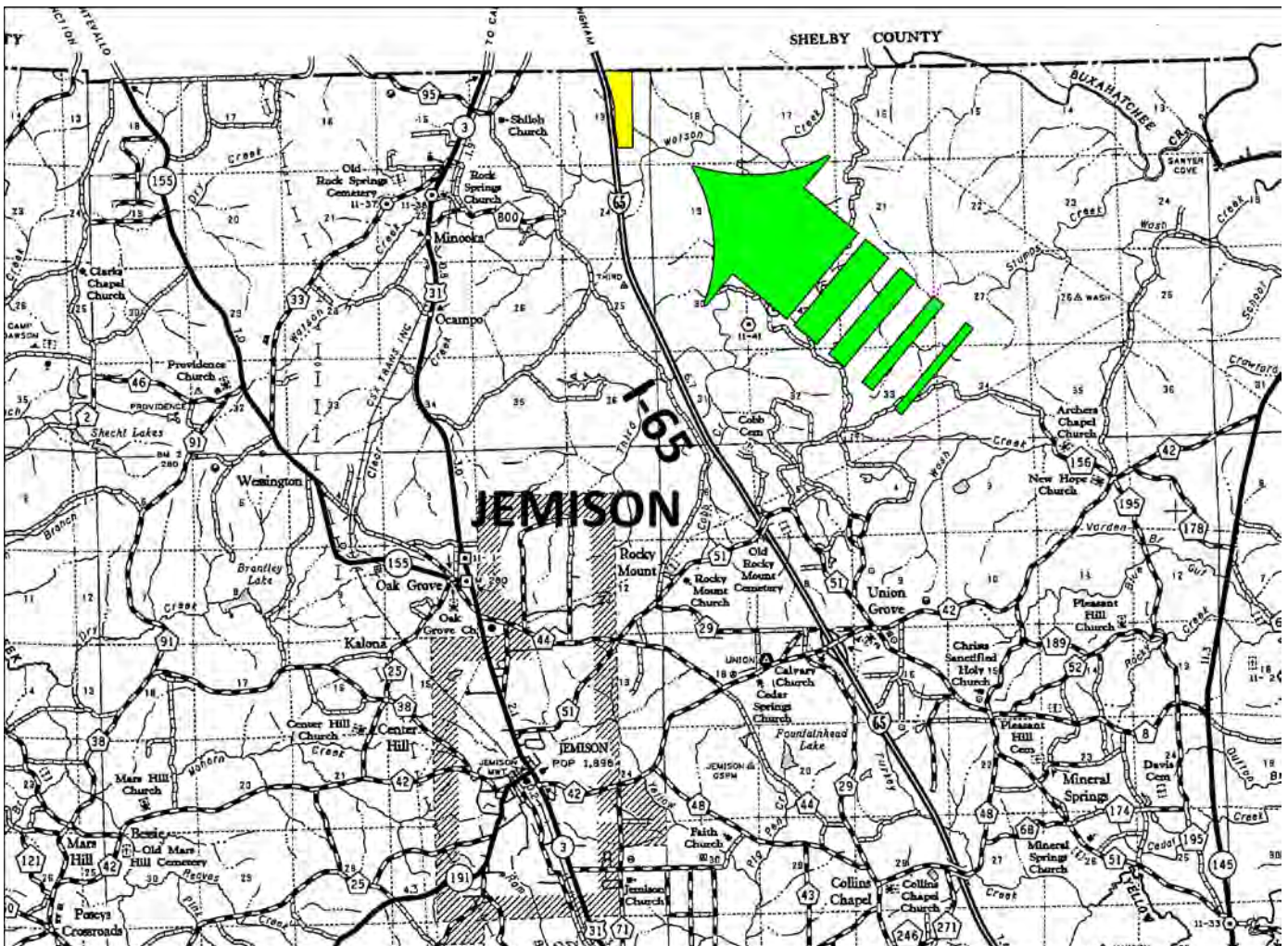
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- Located in north-central Chilton County (on the Shelby County line) about 3.6 miles south of Calera
- Access is 1.25 miles behind a locked gate on a private dirt woods road. Call agent for gate combo (be sure to lock the gate behind you when you enter and when you leave)
- 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 easement from the gate to the property, but several timber companies use this road and it is in good condition. No power or city water is available
- Timber is a beautiful stand of mature hardwood south of the creek plus 35 acres of valuable un-thinned 20+ year old pine plantation. There is significant timber value on this property
- A creek crosses the property for almost ¼ mile.

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 1.6 miles to Shelby Co Rd 6 on the left. Take a left and go 0.4 miles to Co Rd 67. Take a left and go 0.6 miles (crossing over I-65) to a dirt road on the right. Bear right and go 500 feet to a locked gate. Call agent ahead of time for the gate combo. Unlock the gate (and lock it behind you) and go 0.5 miles to a dirt road on the right (Co Rd 2005). Take a right and go 0.4 miles to a dirt road on the right. Take a right and go 0.35 miles to the north line of the property. Look for pink flagging and the Cyprus Partners sign. About 100 yards further there is a small dirt road to the right that runs south parallel to the interstate for about ½ mile with the property on both sides. 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 north line of the property and the woods road is located at Lat: 33° 04' 08.9" N.; Lon: 86° 43' 43.8" W.

