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Land • Farms • Lake Property

**Chad Camp
205-478-4974**



17 +/- ACRES

Steele, AL ~ GPS 33.889110-86.300243

Picturesque 17 Acre Mini Farm Tract with Apartment and Beautiful views of Chandler Mountain in the distance. Gorgeous fenced pasture with small watershed pond for the animals. Approximately 4,000 sq. ft. Metal Building with Steel Purlins and Concrete Floor with Rollup Doors. Apartment inside building includes Kitchen and bathroom. Several small outbuildings and 2 additional places for a mobile home setup or build the home of your dreams. Very convenient to I-59 and Birmingham. Great opportunity to store items as you prepare to sell or build the home of your dreams.

Directions: From Birmingham: Go I-59 to Ashville Exit 166. Turn left on Hwy 231. Go North Hwy 231 then turn right on Beason Cove Rd. Then turn right on Tolbert Drive. Property on the left.

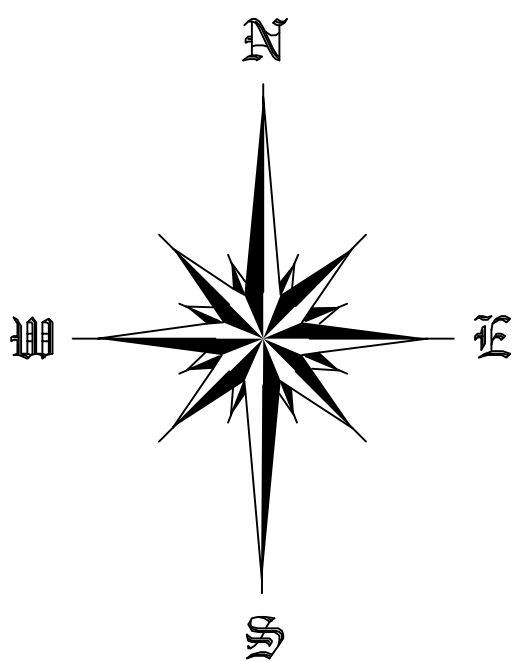
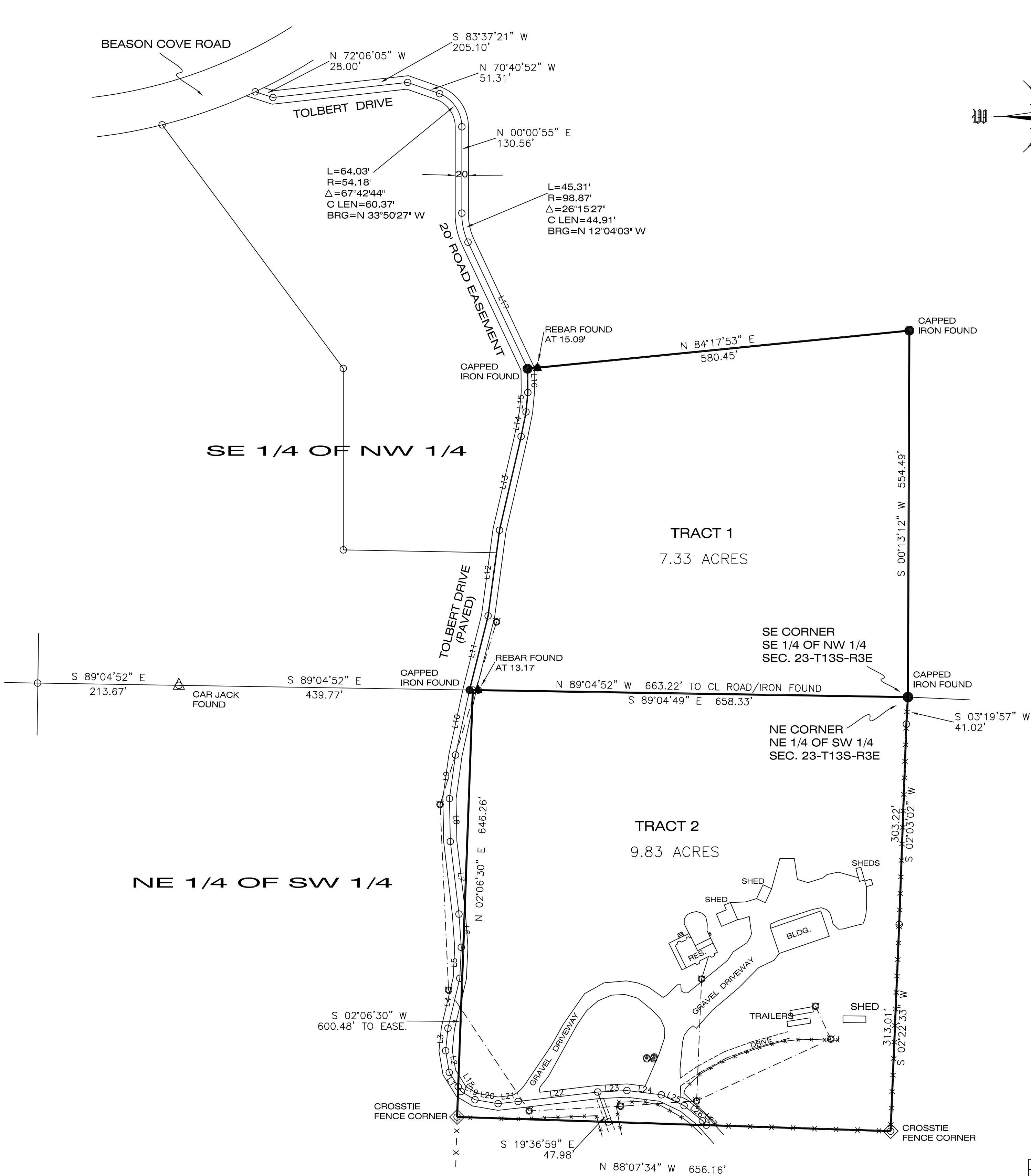
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DESCRIPTIONS

TRACT 1

A PART OF THE SE 1/4 OF NW 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 3 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SE 1/4 OF NW 1/4, THENCE N89°04'52"W, 663.22 FEET TO AN IRON FOUND IN THE CENTER OF TOLBERT DRIVE; THENCE ALONG CENTER OF ROAD AS FOLLOWS: N14°02'51"E, 115.64 FEET; N7°35'58"E, 130.75 FEET; N12°58'53"E, 145.51 FEET; N11°19'09"E, 37.81 FEET; N5°12'45"E, 29.58 FEET; N0°33'58"W, 35.97 FEET TO AN IRON FOUND; THENCE LEAVING ROAD RUN N84°17'53"E, 580.45 FEET TO AN IRON FOUND; THENCE S0°13'12"W, 554.49 FEET TO AN IRON FOUND AND THE POINT OF BEGINNING. CONTAINING 7.33 ACRES MORE OR LESS. SUBJECT TO THE EAST HALF OF 20' ROAD EASEMENT.

TRACT 2

A PART OF THE NE 1/4 OF SW 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 3 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID NE 1/4 OF SW 1/4, THENCE ALONG A FENCE AS FOLLOWS: S3°19'57"W, 41.02 FEET; S2°03'02"W, 303.22 FEET; S2°22'33"W, 313.01 FEET TO A FENCE CORNER; THENCE THENCE N88°07'34"W, 656.16 FEET TO A FENCE CORNER; THENCE N2°06'30"E, 646.26 FEET; THENCE S89°04'52"E, 658.33 FEET TO AN IRON FOUND AND THE POINT OF BEGINNING. CONTAINING 9.83 ACRES MORE OR LESS.

ALSO 20' ROAD EASEMENT DESCRIBED AS FOLLOWS: A PART OF THE SE 1/4 OF NW 1/4 AND A PART OF THE NE 1/4 OF SW 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 3 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID NE 1/4 OF SW 1/4, THENCE N89°04'49"W, 658.33 FEET; THENCE S2°06'30"W, 600.48 FEET TO THE POINT OF BEGINNING; THENCE ALONG CENTER OF EASEMENT AS FOLLOWS: N31°59'20"W, 25.47 FEET; N9°31'56"W, 33.38 FEET; N5°51'21"E, 34.24 FEET; N13°22'05"E, 77.60 FEET; N2°45'29"E, 46.88 FEET; N4°02'27"W, 50.45 FEET; N6°47'52"W, 110.48 FEET; N1°07'58"W, 64.94 FEET; N7°54'31"E, 66.65 FEET; N12°11'06"E, 100.54 FEET; N14°02'51"E, 115.64 FEET; N7°35'58"E, 130.75 FEET; N12°58'53"E, 145.51 FEET; N11°19'09"E, 37.81 FEET; N5°12'45"E, 29.58 FEET; N0°33'58"W, 35.97 FEET; N25°11'46"W, 211.64 FEET; NORTHERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 98.87 FEET AND AN ARC LENGTH OF 45.31 FEET WITH A CHORD BEARING OF N12°04'03"W AND A CHORD DISTANCE OF 44.91 FEET; N0°00'55"E, 130.56 FEET; NORTHERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 54.18 FEET AND AN ARC LENGTH OF 64.03 FEET WITH A CHORD BEARING OF N33°50'27"W AND A CHORD DISTANCE OF 60.37 FEET; N70°40'52"W, 51.31 FEET; S83°37'21"W, 205.10 FEET; N72°06'05"W, 28.00 FEET TO THE POINT OF ENDING AT THE SOUTH RIGHT OF WAY OF BEASON COVE ROAD. SAID EASEMENT BEING 10 FEET LEFT AND RIGHT OF, AND PARALLEL TO THE ABOVE DESCRIBED LINE.

SUBJECT TO 20' ROAD EASEMENT DESCRIBED AS FOLLOWS: A PART OF THE NE 1/4 OF SW 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 3 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID NE 1/4 OF SW 1/4, THENCE N89°04'49"W, 658.33 FEET; THENCE S2°06'30"W, 600.48 FEET TO CENTER OF TOLBERT DRIVE; THENCE ALONG CENTER OF ROAD AS FOLLOWS: S31°59'20"E, 8.53 FEET; S59°09'35"E, 24.23 FEET; S80°18'29"E, 35.51 FEET; N83°41'49"E, 30.53 FEET; N83°15'21"E, 121.30 FEET; N87°06'13"E, 44.15 FEET; S82°58'10"E, 52.44 FEET; S64°27'52"E, 38.17 FEET; S50°41'44"E, 35.67 FEET; S41°19'09"E, 9.06 FEET TO THE POINT OF ENDING. SAID EASEMENT BEING 10 FEET LEFT AND RIGHT OF, AND PARALLEL TO THE ABOVE DESCRIBED LINE.

SUBJECT TO 20' ROAD EASEMENT DESCRIBED AS FOLLOWS: A PART OF THE NE 1/4 OF SW 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 3 EAST, ST. CLAIR COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID NE 1/4 OF SW 1/4, THENCE N89°04'49"W, 658.33 FEET; THENCE S2°06'30"W, 600.48 FEET TO CENTER OF TOLBERT DRIVE; THENCE ALONG CENTER OF ROAD AS FOLLOWS: S31°59'20"E, 8.53 FEET; S59°09'35"E, 24.23 FEET; S80°18'29"E, 35.51 FEET; N83°41'49"E, 30.53 FEET; N83°15'21"E, 121.30 FEET TO THE POINT OF BEGINNING; THENCE S19°36'59"E, 47.98 FEET ALONG CENTER OF DRIVEWAY TO THE POINT OF ENDING. SAID EASEMENT BEING 10 FEET LEFT AND RIGHT OF, AND PARALLEL TO THE ABOVE DESCRIBED LINE.

STATE OF ALABAMA
ST. CLAIR COUNTY

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I ALSO CERTIFY THE RESIDENCE IS LOCATED TRUE AS SHOWN. ACCORDING TO A SURVEY COMPLETED BY ME ON THE 19TH DAY OF JULY, 2010.

ASHVILLE LAND SURVEYING, L.L.C.
P.O. BOX 728, ASHVILLE AL 35953
TELEPHONE (205) 594-7114

BY: _____
TERRY L. GILLILAND, ALA. L.S. NO. 13408

LINE	BEARING	DISTANCE
L1	N 31°59'20" W	25.47'
L2	N 09°31'56" W	33.38'
L3	N 05°51'21" E	34.24'
L4	N 13°22'05" E	77.60'
L5	N 02°45'29" E	46.88'
L6	N 04°02'27" W	50.45'
L7	N 06°47'52" W	110.48'
L8	N 01°07'58" W	64.94'
L9	N 07°54'31" E	66.65'
L10	N 12°11'06" E	100.54'
L11	N 14°02'51" E	115.64'
L12	N 07°35'58" E	130.75'
L13	N 12°58'53" E	145.51'
L14	N 11°19'09" E	37.81'
L15	N 05°12'45" E	29.58'
L16	N 00°33'58" W	35.97'
L17	N 25°11'46" W	211.64'
L18	S 31°59'20" E	8.53'
L19	S 59°09'35" E	24.23'
L20	S 80°18'29" E	35.51'
L21	N 83°41'49" E	30.53'
L22	N 83°15'21" E	121.30'
L23	N 87°06'13" E	44.15'
L24	S 82°58'10" E	52.44'
L25	S 64°27'52" E	38.17'
L26	S 50°41'44" E	35.67'
L27	S 41°19'09" E	9.06'

LEGEND

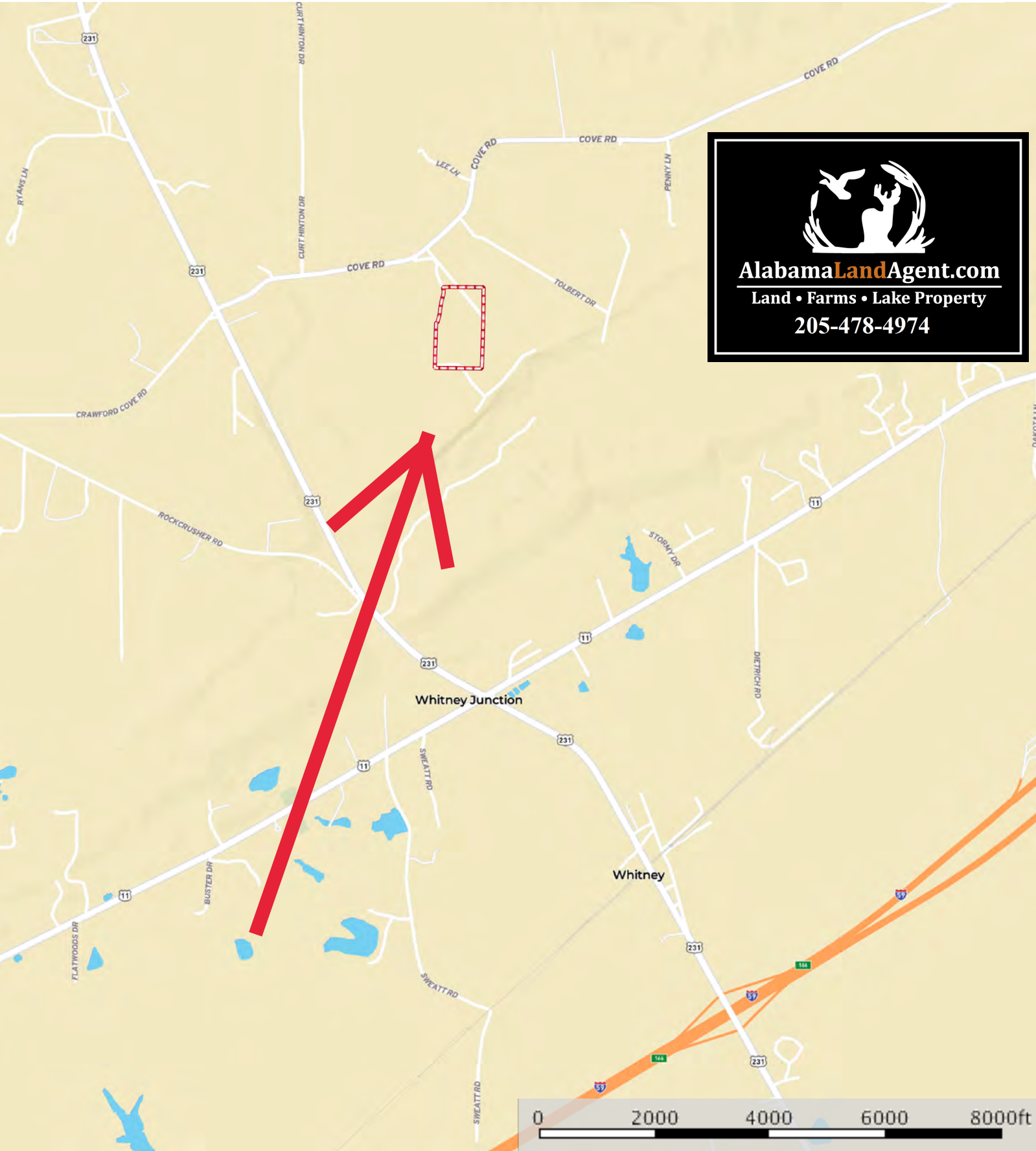
These standard symbols will be found in the drawing.

- ⊙ IRON SET
- IRON FOUND
- △ CAR JACK FOUND
- ⌵ PIPE FOUND
- ⌵ UTILITY POLE
- ⊙ WATER METER
- ⊙ OVERHEAD UTILITY LINE
- ◇ CROSSTIE FENCE CORNER FOUND
- ▲ REBAR FOUND



UNION STATE BANK		
DRAWN SANDY	DATE 07/21/10	2 TRACTS
APPROVED T.L.C.	DATE	PLOT PLAN
SCALE 1" = 100'	SHEET	PROJECT NO. JOB #77-10

Tolbert Dr 17 Acres
Alabama, AC +/-

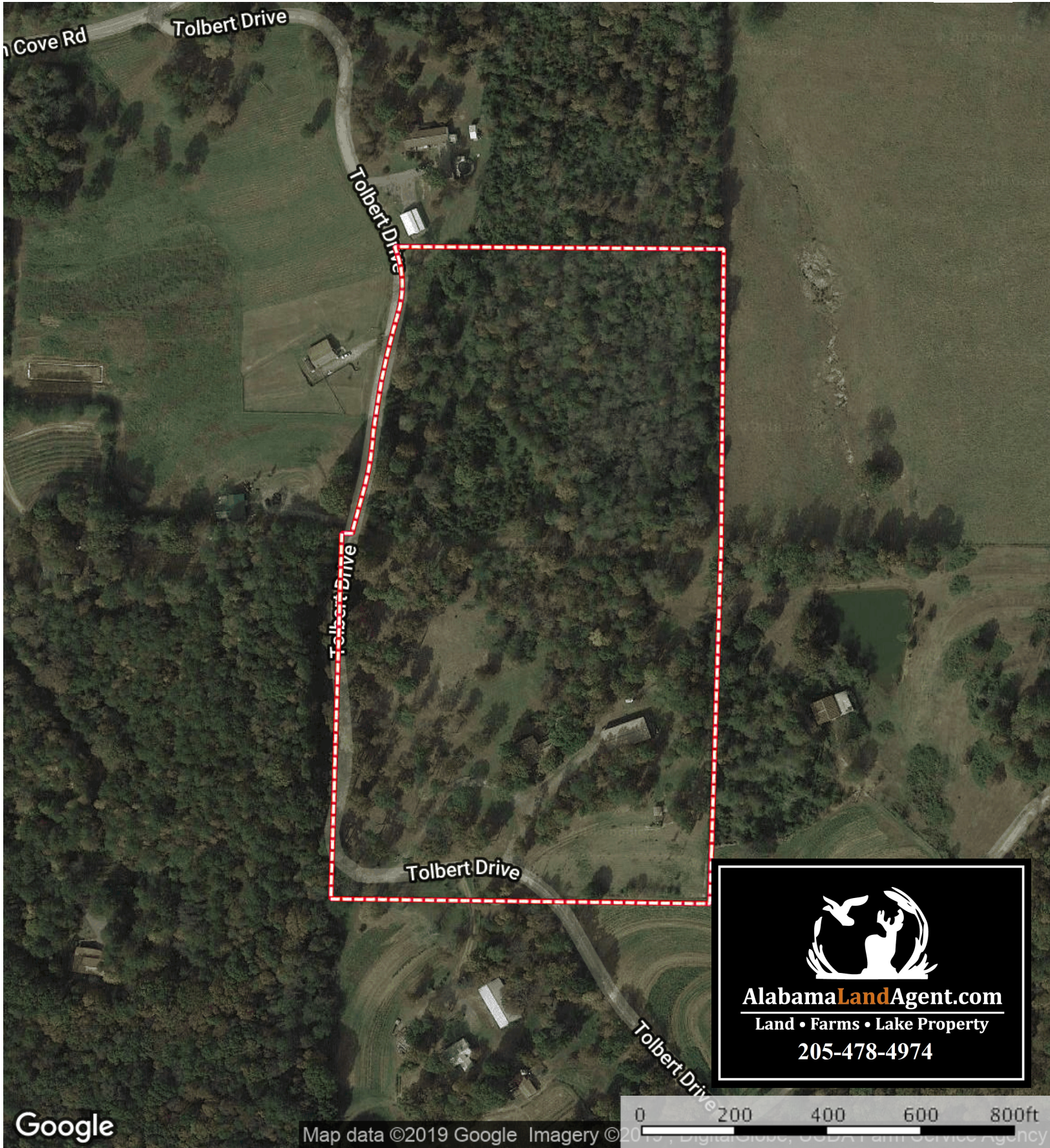




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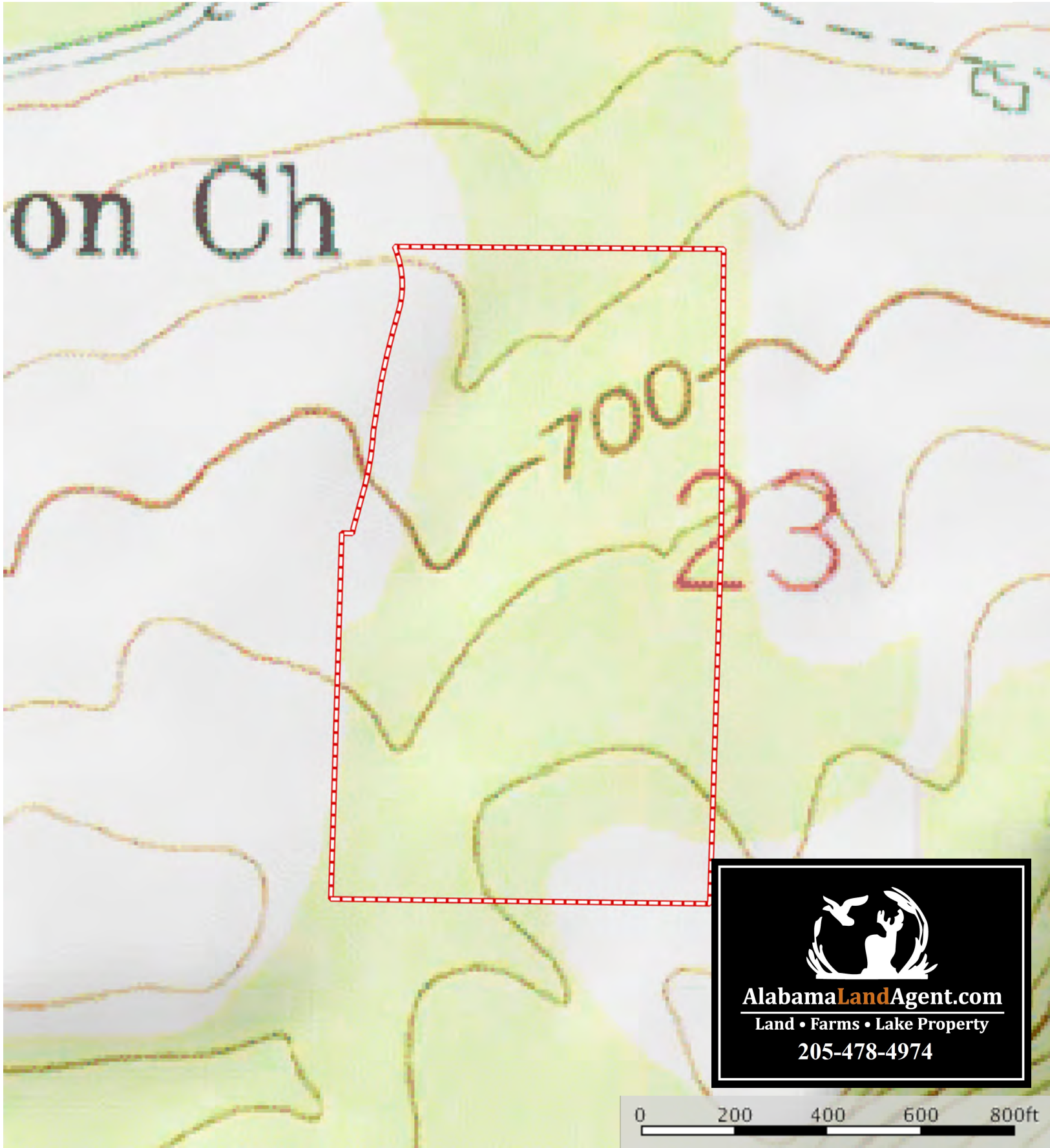


Google

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17 Acres

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Alabama, AC +/-



 17 Acres