

# Jefferson Co., AL

SEE PHOTOS  
ON WEB:

[www.spencemaynor.land/80ac](http://www.spencemaynor.land/80ac)

Reference #424

Contact Spence for info:  
205-500-0437

## LAND FOR SALE

80 AC +/-  
\$238,000

Exclusive Agent for owner:

**CYPRUS**  
PARTNERS

P O Box 43633  
Birmingham, AL 35243

Here's an opportunity to unleash your inner landscape architect on eighty acres of old growth forest land. This is a fantastic place to design and build that private estate you've been dreaming of. You'll love the two rocky creeks flowing through the property for a total of 3/4 of a mile creek frontage. No need to consider the neighbors around here since its mostly undeveloped land and a few residences in the surrounding area.

**AMENITIES:** Beautiful old growth forest, Two creeks with significant year round flow, Low maintenance, Very private, Easy commute to Birmingham via I-65, Short five minute drive to I-65 Exit 282 Warrior/ Robbins

**UTILITIES:** Power, City Water, Telephone

**ROAD ACCESS:** 250 ft. frontage on County Road 87 (Central Rd)

**RESTRICTIONS:** None

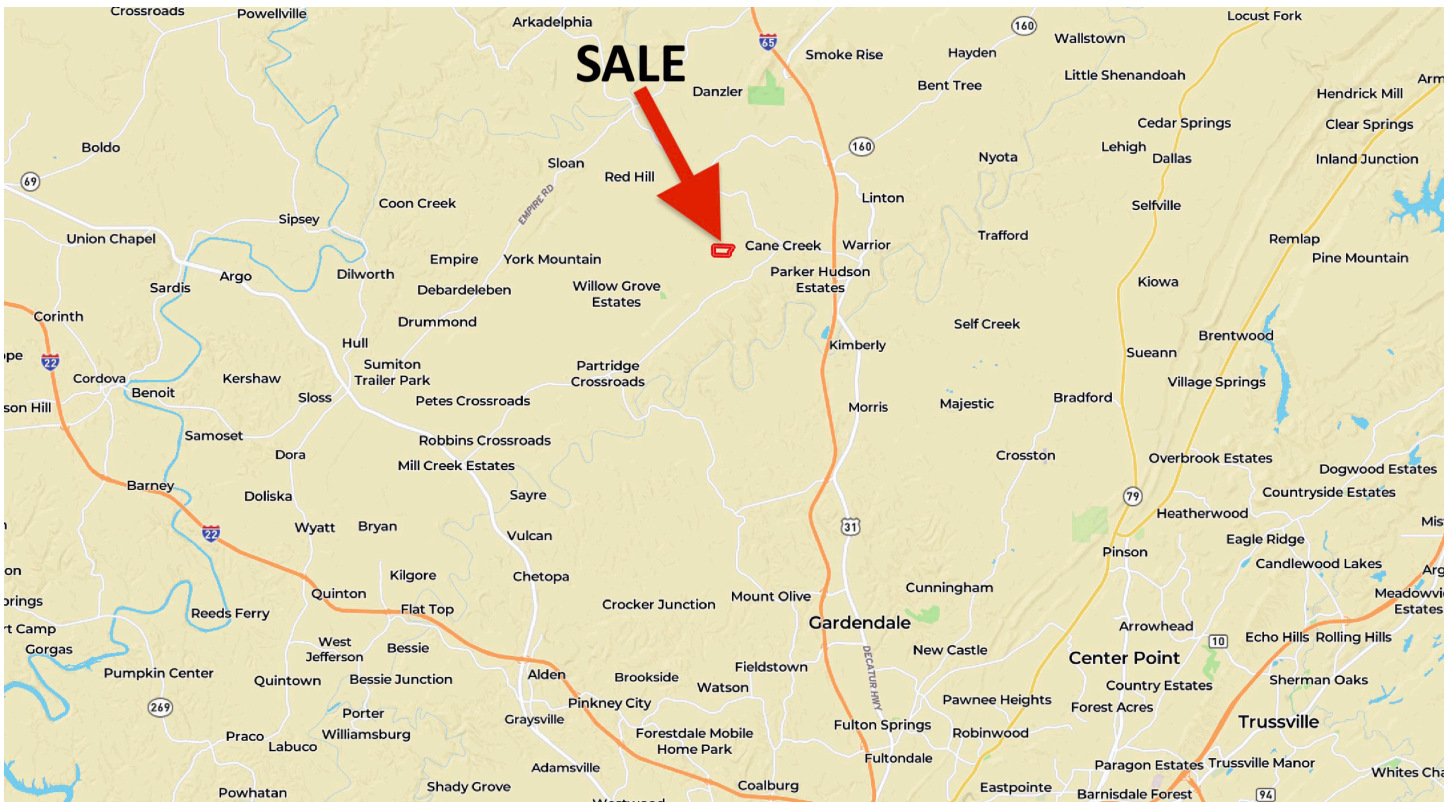
**TIMBER:** Rare old growth forest featuring a variety of mast bearing hardwood trees

**TERRAIN:** 8 to 30 percent slopes

**SURROUNDING AREA:** Undeveloped, Residential, Timberland

**CURRENT USE:** Undeveloped land

**BEST USE:** Residential, Timber investment, Hunting, & Recreation

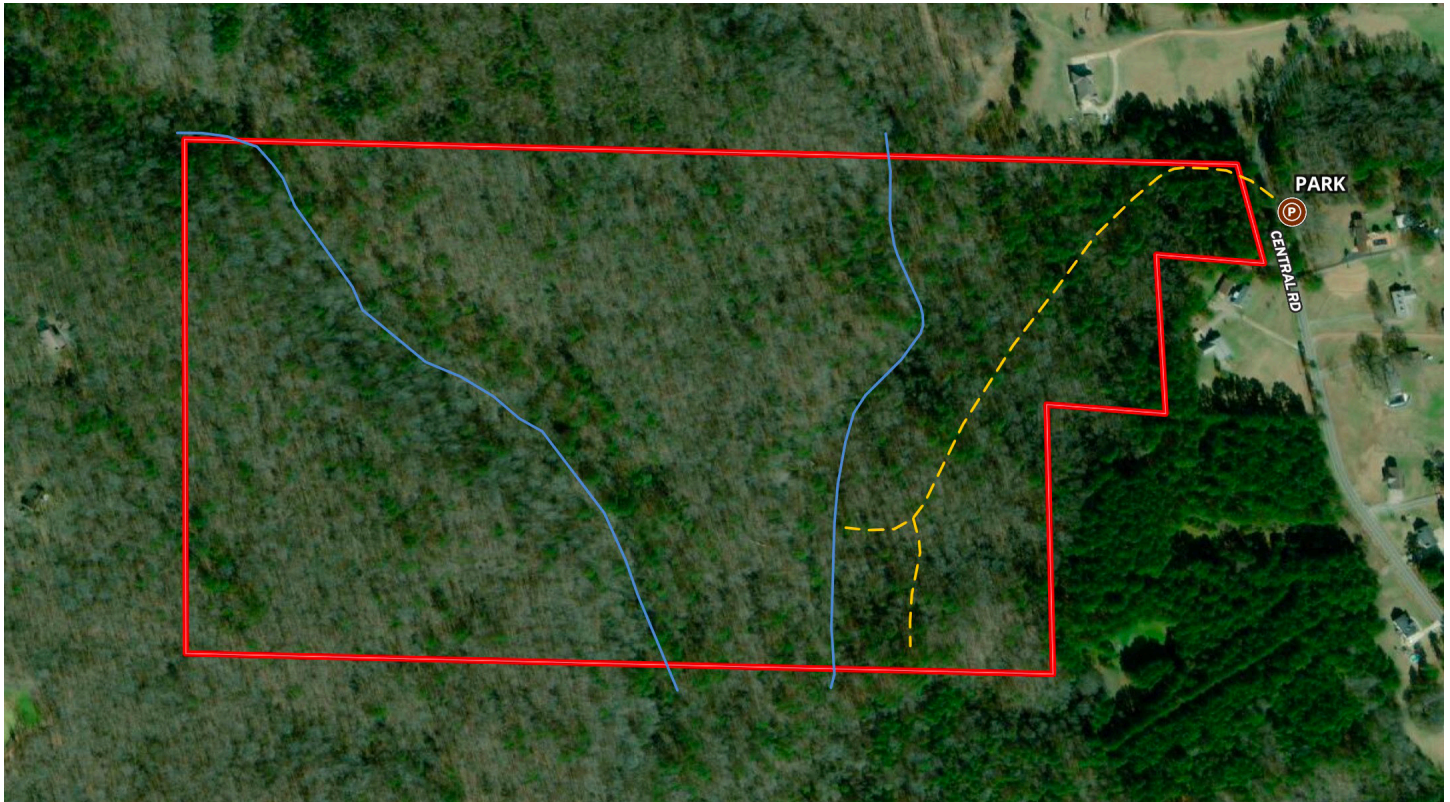


\*All distances and acres are estimates and should be independently verified



## DIRECTIONS FROM I-65 EXIT 282: WARRIOR/ ROBBINS

- 1) Head west on Cane Creek Rd/ Warrior-Jasper Rd/ AL-140 (2.7 mi.)
- 2) Turn right onto Central Rd/ County Road 87 (0.9 mi.)
- 3) The destination is on your left.
- 4) Look for sign on tree.



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 make any representation or warranty as to its 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.

TWIN VALLEYS OLD GROWTH FOREST LAND: 80 AC    Reference #424    PRICE: \$238,000 or \$2,975 per acre

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PROPERTY ADDRESS: 8910 Central Rd + 1480 Rainbow Ln, Warrior, AL 35180    COUNTY: Jefferson

MUNICIPALITY: Unincorporated    MARKET AREA: Corner, Warrior    PARCEL ID(s): 0300200000006.000

ZONING: None    HOA: No    S/ T/ R: 19, 20/ 14S/ 3W    Property Tax: \$461/yr

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ROAD ACCESS: 250 ft. frontage on County Road 87 (Central Rd)

UTILITIES: Power, City Water, Telephone

WATERFRONT: Brewer Creek 2,000 ft. + Un-named Creek 1,400 ft.

COVENANTS/ RESTRICTIONS: None

EASEMENTS: None

BUILDINGS: None

TIMBER: Rare old growth forest featuring a variety of mast bearing hardwood trees

TOPOGRAPHY: Hilly, 8 to 30 percent slopes

SOILS: 61 ac) Montevallo-Nauvoo association 13 ac) Nauvoo fine sandy loam. 6 ac) Gorgas-Rock outcrop complex.

SURROUNDING AREA: Undeveloped, Residential, Timberland

CURRENT USE: Undeveloped Land

BEST USE: Residential, Timber investment, Hunting, & Recreation

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View property video on [Youtube](#)

View interactive property map on [MapRight](#)