

Shelby Co., AL

SEE PHOTOS
ON WEB:

www.spencemaynor.land/142AC

Reference #420

Contact Spence for info:

205-500-0437

LAND FOR SALE

142 AC +/- \$600,000

Exclusive Agent for owner:

CYPRUS
PARTNERS

P O Box 43633
Birmingham, AL 35243

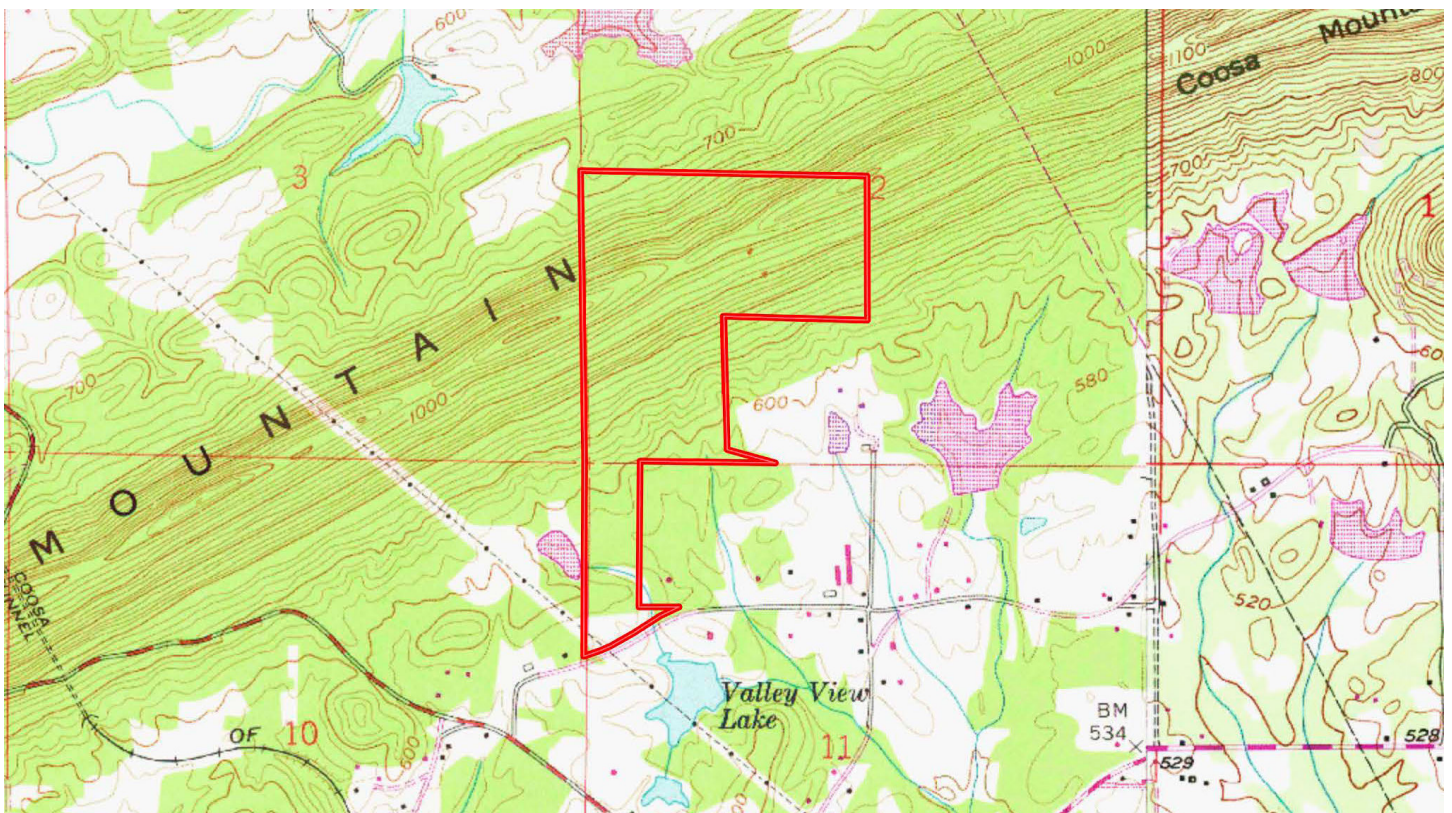
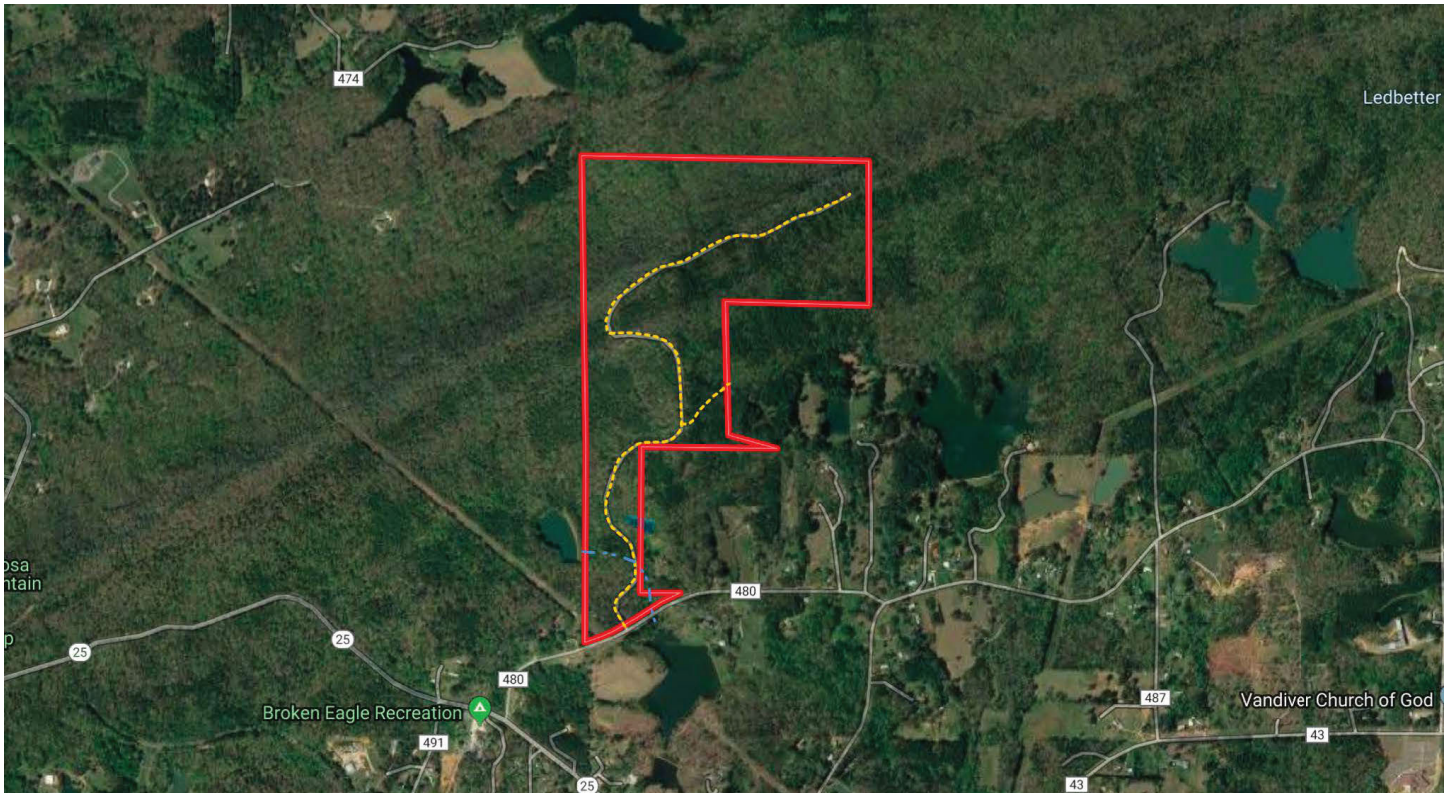
- Located in north Shelby County near Vandiver, Alabama.
- From the property it's 10 miles to Leeds, 13 miles to US 280 (via Bear Creek Road), 15 miles to Chelsea, 22 miles to Trussville, 25 miles to Pelham, 28 miles to Hoover, 28 miles to Birmingham.
- Legal access, direct access, & 1,000 ft frontage on paved public Shelby County Road #480.
- A 1.25 mile, all-weather road provides great access to the interior of the tract. This gravel road winds its way to the top of the mountain, then turns to the northeast and continues along the ridge to the property line.
- Power, Water, & Telephone service is available at the county road. There's strong cell service in the area.
- The timber is a natural mix of mature hardwoods and pine forest.
- Uniquely beautiful view of the entire Coosa River Valley.
- Ancient vertical rock faces great for bouldering.
- Large blocks of adjoining woodland provides significant backup for wildlife.
- The ridge functions as a wild game highway, and there's a lot of traffic...



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

Directions from US-280E: 1) Head southeast on US-280 E toward Bear Creek Rd (Co. 43). 2) Turn Left onto Bear Creek Rd (Co. 43) go 11.4 miles. 3) Turn Left onto AL-25 N go 0.9 miles. 4) Turn Right onto County Road 480 go 0.3 miles. 5) Property is on the Left.

Directions from I-20 Exit 140, Leeds: 1) Head southeast on Hwy 78 towards Leeds, go 1.5 miles. 2) Turn Right onto President St., go 0.4 miles. 3) Turn Right onto Hwy 119, go 1.2 miles. 4) Turn Left onto Elliot Ln, go 1.6 miles. 5) Turn Right onto AL-25 S, go 6.2 miles. 6) Turn Left onto County Road 480, go 0.3 miles. 7) Property is on the Left.



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.