

Chilton Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 476

More info at
205-936-2160
Agent: Tom Brickman

Land For Sale

53 ac
\$90,100

Exclusive Agent For Owner

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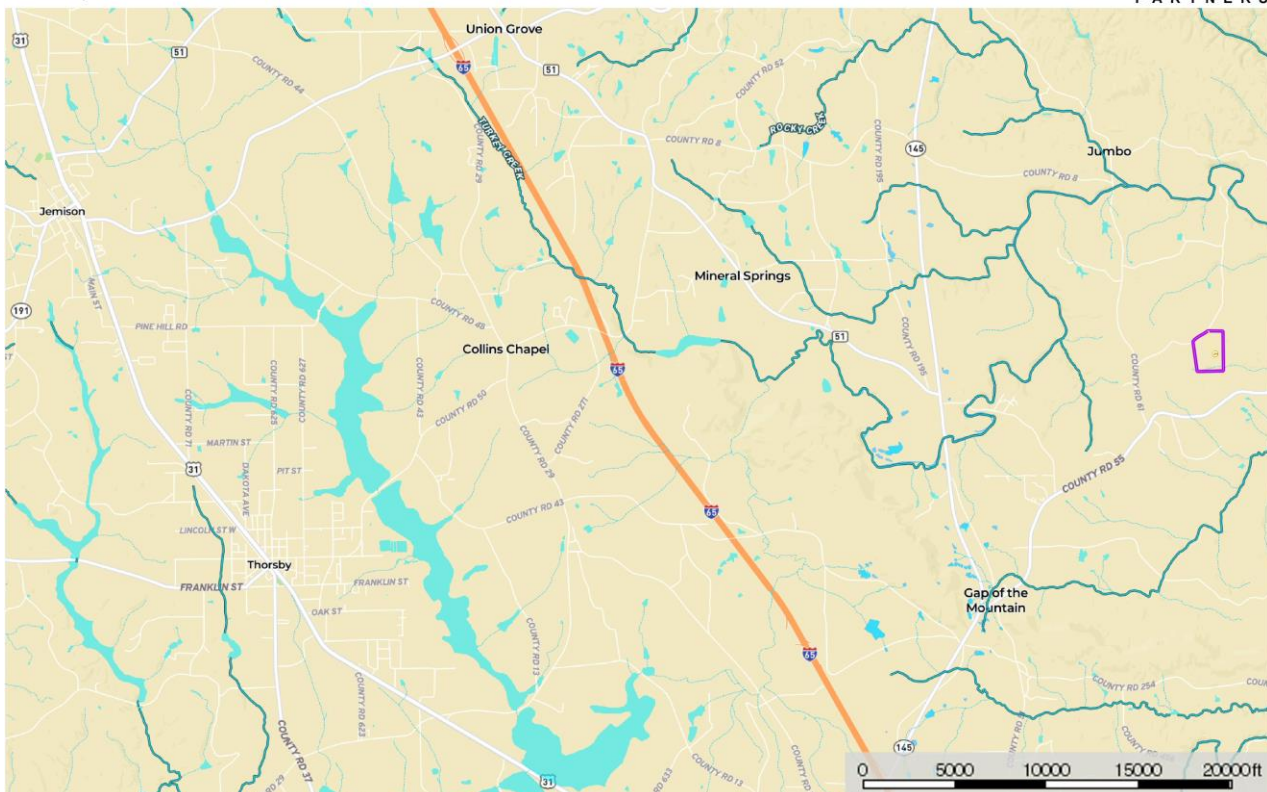
P O Box 590045
Homewood, AL 35259

- Located in north Chilton County about 5 miles northeast of Clanton (the county seat)
- It is about 5 minutes from I-65 Exit 212 (AL Hwy 145), and about 40 minutes to the intersection of I-65 and I-459 in Hoover
- About 800 feet of frontage on gravel County Road 197
- Public water and power are available about 200 feet west of the northwest corner of the property.
- Several nice home sites could be established on the property
- There is a spot where a 2-acre pond could be built if the site passes engineering and state approvals. The water-supply watershed is about 48-acres
- Timber was cut in 2020. Significant 1-year old volunteer pine seedlings are established on a substantial portion of the property
- There is beautiful mature hardwood timber left on a 1-acre knoll-top house site and along a small creek and its associated drains
- An additional adjoining 9 acres is also available for purchase

All distances, acres and location of boundary line flagging are estimates and should be independently verified

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Alabama, AC +/-

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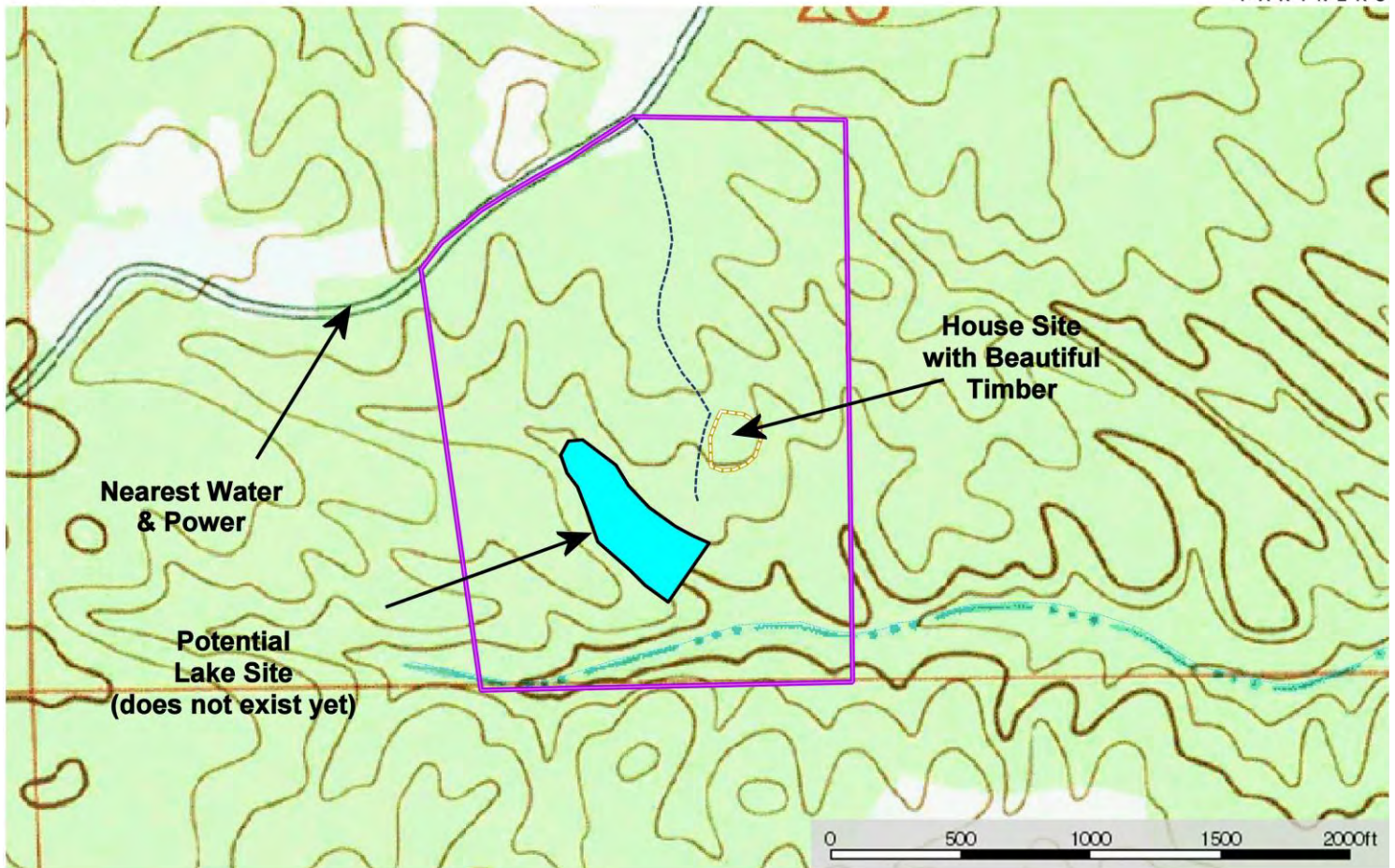
Directions from the intersection of I-459 and I-65 at Hoover: (40 minutes to the property)

From this intersection, head south toward Montgomery on I-65 for 37.9 miles. Exit I-65 at Exit # 212 (AL Hwy 145) and take a left (head north) on AL 145 for 1.6 miles to County Road 55 (at Hickory Chip BBQ). Take a right and go 2.3 miles to County Road 61. Take a left and go 0.5 miles to County Road 197 (at Bethel Baptist Church). Take a right and go 0.8 miles to the entrance to the property on the right (south side of the road). Look for the Cyprus Partners sign. The gate is locked (call the agent for the combo), but you are welcome to look on your own. Download the brochure from the web site and use the topo map as a guide, or you can set up an appointment with the agent. Call Tom Brickman at 205-936-2160. The access road is located at Lat: 32° 56' 41.5" N.; Lon: 86° 34' 33.0" W.

Topographic Map
(scale: south line of property is about ¼ mile long)

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Alabama, AC +/-

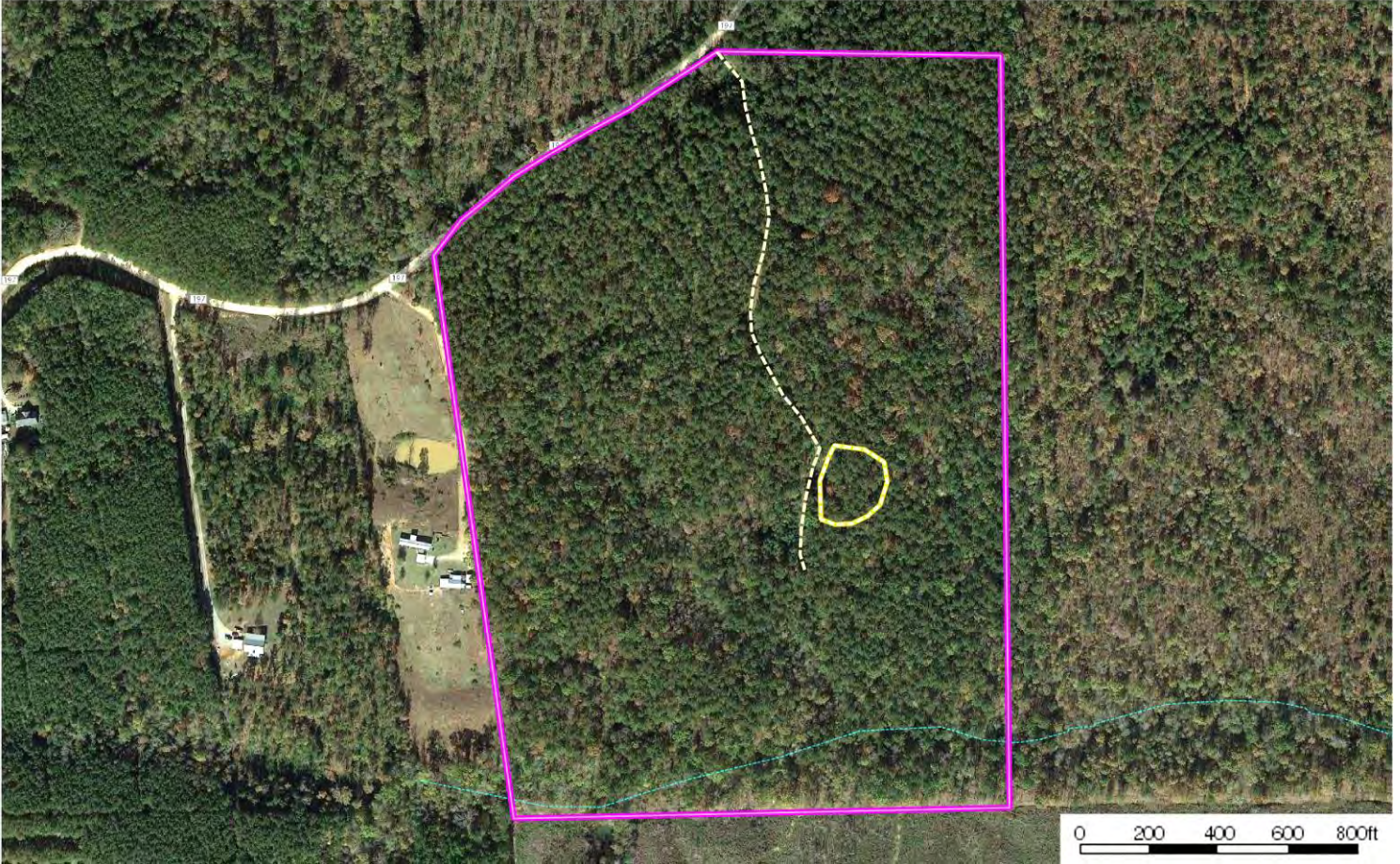
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Aerial Photo

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Alabama, AC +/-

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