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

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

MUNICIPALITY: Unincorporated      MARKET AREA: Corner, Warrior      PARCEL ID(s): 030020000006.000

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

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

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


SURROUNDING AREA: Undeveloped, Residential, Timberland

CURRENT USE: Undeveloped Land

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

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.

View property video on Youtube

View interactive property map on MapRight

Information on this report is not guaranteed. There is no express or implied warranty by Cyprus Partners of the accuracy of information which should be independently verified.