

Shelby Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 444

More info at
Lisa Love
334-745-7530

Land For Sale

120 acres +/-

\$168,000

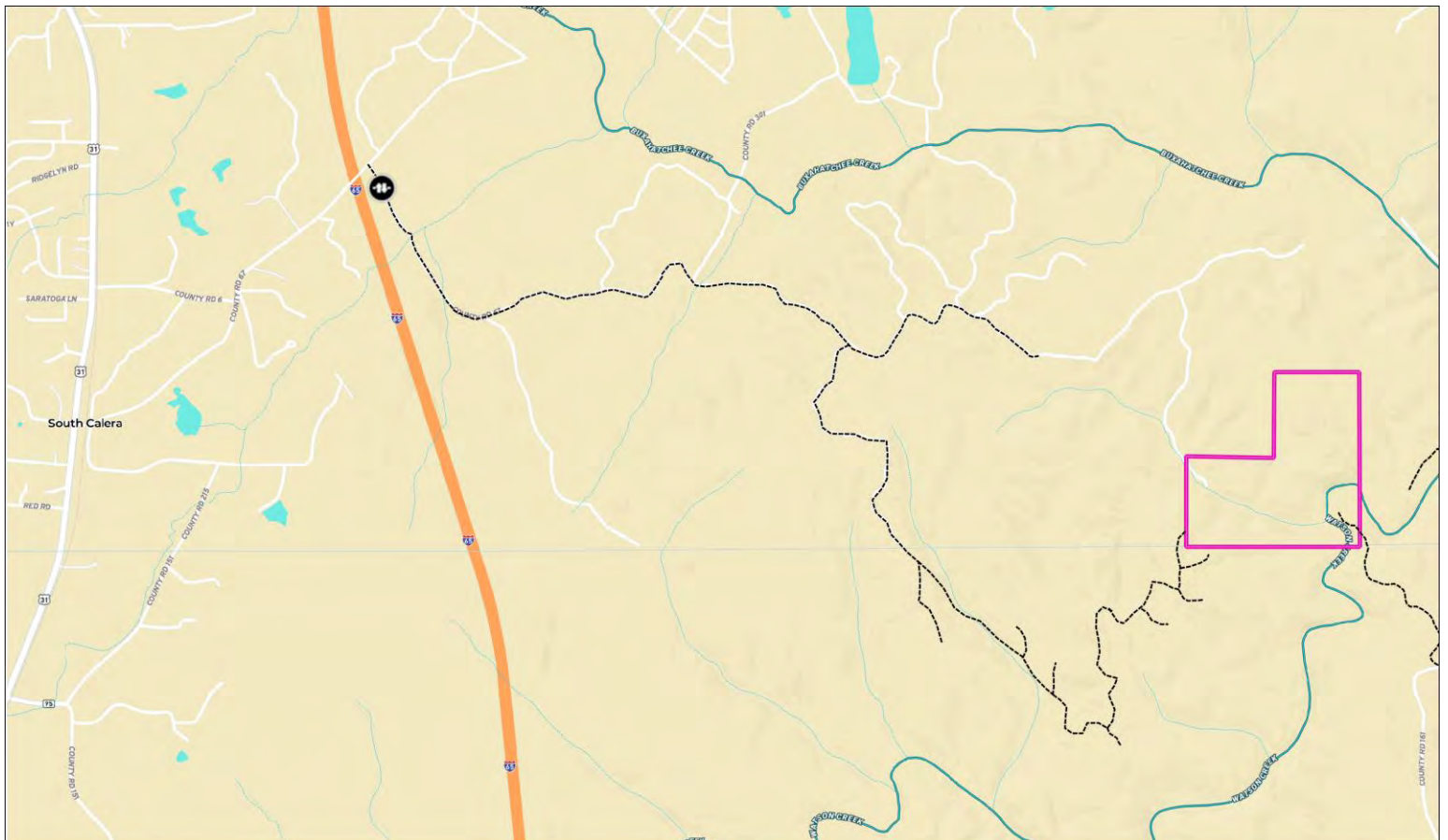
Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

- GREAT HUNTING, 4-WHEELING & TIMBER PROPERTY, BUT NOT SUITABLE FOR BUILDING ON. VERY REMOTE, NO POWER, NO WATER, NO DEEDED ACCESS.
- Learn more about lack of deeded access on the Cyprus Partners web site. Go to Blog post on access. Sometimes it's not a problem. Sometimes it is.
- Located in southern Shelby County on the Chilton County line
- Located about 5.6 miles southeast of Calera – from Calera it is 30 minutes to downtown Birmingham
- Access is on a private woods road about 3.4 miles behind a locked gate. The road is well-established and used by many landowners, but the property has no deeded access. ATV or 4x4 pickup required to reach the property.
- No utilities. Boundary lines marked in red paint
- About ¼ mile of frontage on Watson Creek + almost ½ mile on another smaller creek
- Watson Creek flows into Buxahatchee Creek about ¾ miles from the east line. Beautiful white Lily's are known to bloom in Watson Creek. It is possible to canoe from the property to the Coosa River via Waxahatchee Creek (about 13 miles)
- Call the agent (who is the forester who has managed this property for many years) to discuss timber value
- You are welcome to look at the property on your own (call agent for gate combo). Take the printable brochure available on the web site with you for access guidance.

All distances and acres are estimates and should be independently verified



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, and fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

Directions from I-65 Exit 228 (Calera): (40 minutes to the property)

Take AL Hwy 25 west toward Calera for 0.8 miles. Take a left on U S Hwy 31 and go 1.6 miles. Take a left on Shelby County Rd. 6 and go 0.4 miles. Take a left on Shelby County Rd. 67 and go 0.6 miles (crossing over I-65). When you reach a locked gate in front of you, take a right and go about 150 yards to another locked gate (call agent for combo before you go). Unlock the gate (locking it behind you) and go 0.6 miles to a fork in the road. Bear left at the fork and use the topo and aerial maps to follow the black-dashed line indicating the road to the property. You are welcome to look on your own (download the brochure from the web site and use the topo map and aerial photo as a guide). ATV or 4x4 pick-up a must.

