Land For Sale
96 acres +/-
$361,237

- Located 5 minutes from U S Highway 280 in the city limits of Vincent. About 35 minutes to I-459 and Hwy 280 in the Summit / Colonnade area
- Numerous beautiful sites to build rural homes. The land is rolling, not steep.
- Zoned rural residential and located in the Vincent city limits. Paved road frontage, power (underground power along the north line) and city water at the public road.
- The north boundary line road is shared with another landowner
- Significant timber value. Beautiful natural (not planted) mixed pine and hardwood. Timber thinned 4-5 years ago
- Boundary lines painted red (on most, but not all lines)
- Good interior roads and a creek crossing that has been improved to support log trucks
- Main gate is locked. Call agent for access information
- Beautiful creek plus several smaller streams meander across the property
- Hunting rights leased but lease cancels upon sale
- Appraised in 2018 above current asking price

All distances and acres are estimates and should be independently verified
From Birmingham I-459 and U S Hwy 280 at The Summit / Colonnade (35 minutes to the property): Take U S Hwy 280 East 20.0 miles toward Sylacauga. Take a left on to County Road 62 (Gallups Cross Roads) and go 1.8 miles. Take a left on to County Road 83 and go 2.0 miles. Take a left on to County Road 81 and go 0.7 miles. Take a left on County Road 467 and go 0.1 miles to a private gravel road on the left. Look for the Cyprus Partners sign. Take a left (you are now on the north line of the property) and go 0.3 miles to a locked gate. You are welcome to look on your own (walk in) or call the agent first to gain access through the locked gate (download the brochure from the web site and use the topo map and aerial photo as a guide). You can also set up an appointment with the agent. The locked gate is located at Lat: 33° 23' 48.7" N.; Lon: 86° 26' 46.4" W.