

# Shelby Co., AL

SEE PHOTOS  
www.cypruspartners.com

Reference # 455

More info at  
334-745-7530

## Land For Sale

### 96 acres +/-

### \$361,237

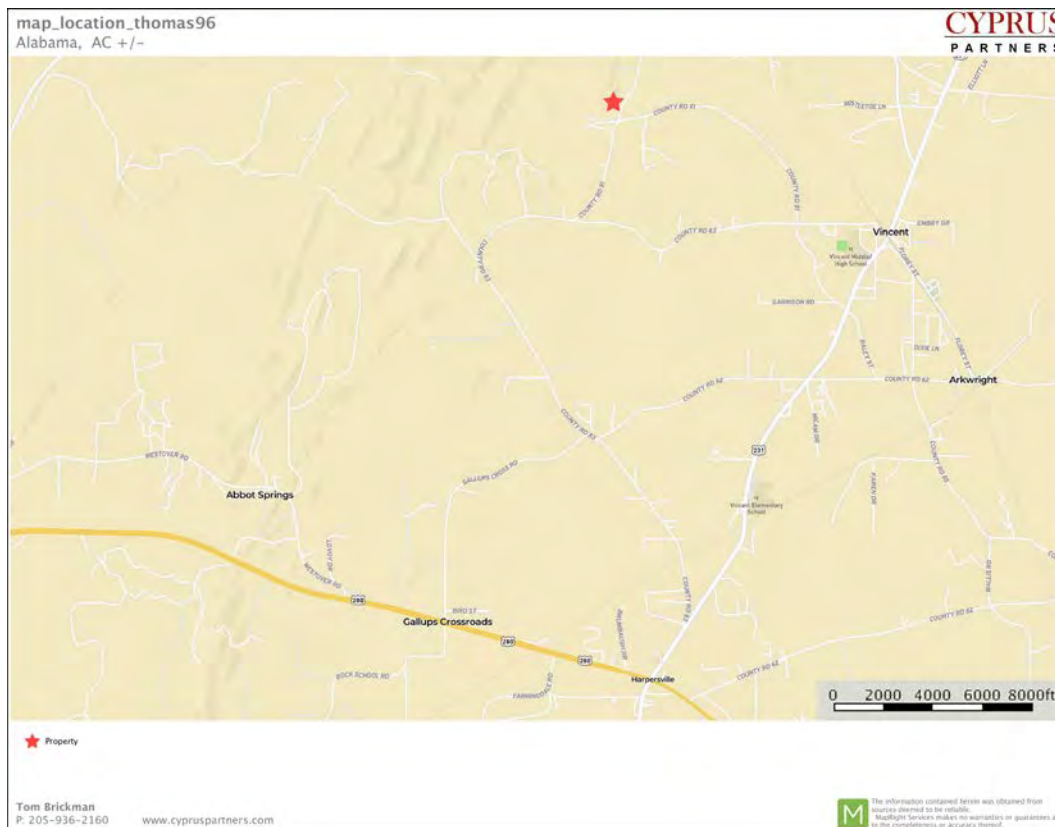
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

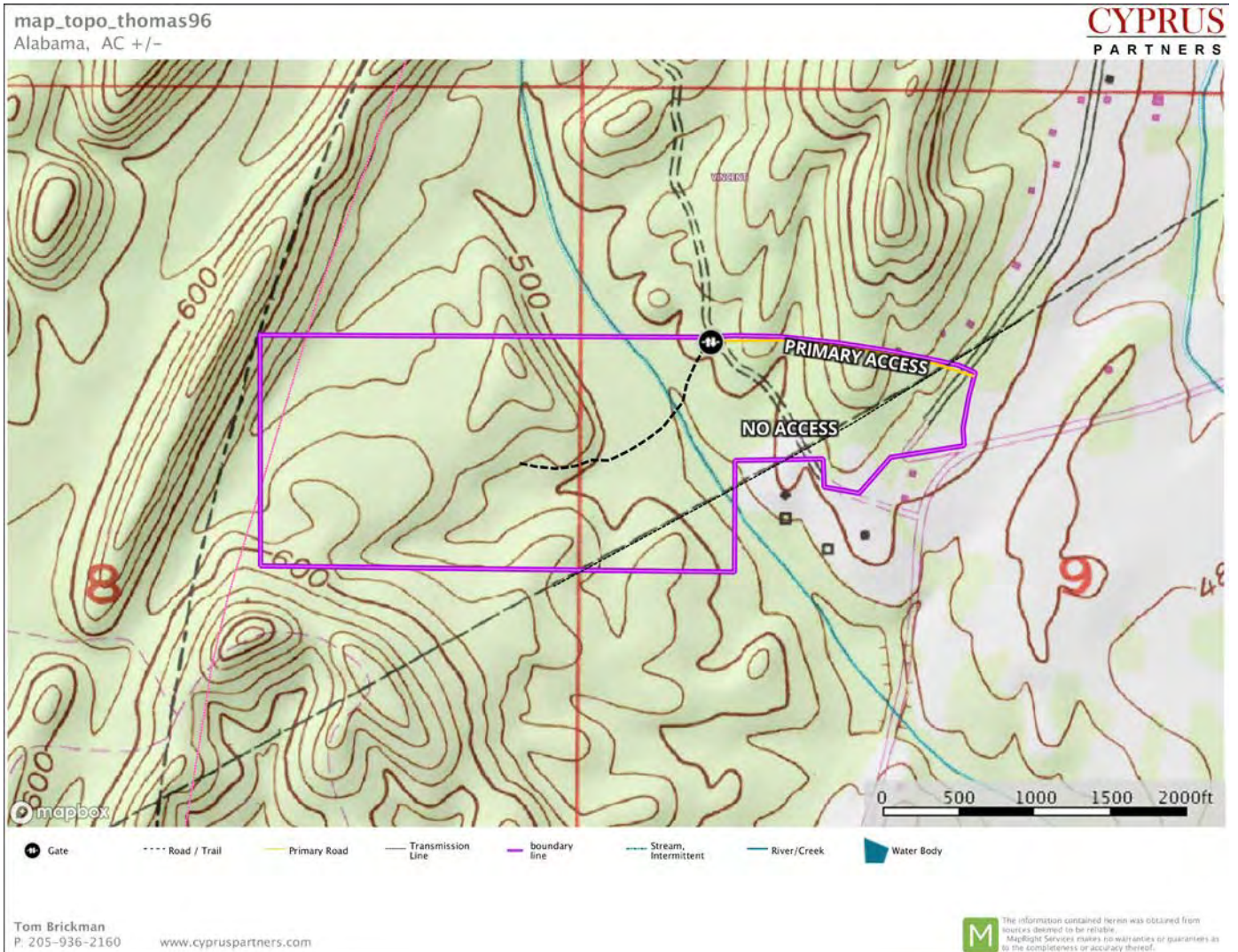
P O Box 590045  
Homewood, AL 35259

- 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 timer 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

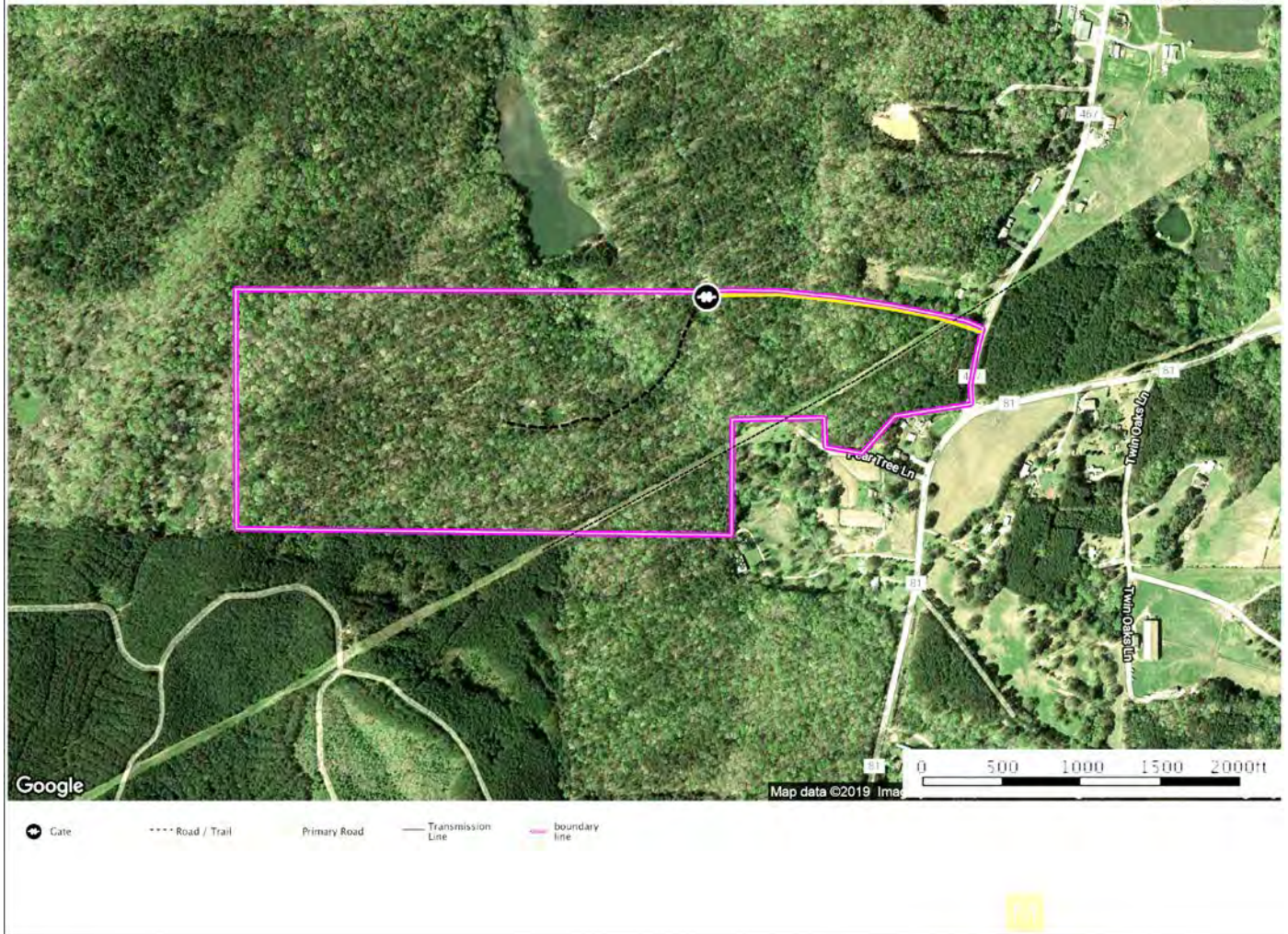
All distances and acres are estimates and should be independently verified



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.







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.