

# Chilton Co., AL

SEE PHOTOS  
ON WEB:

[www.spencemaynor.land/9ac](http://www.spencemaynor.land/9ac)

Reference #379

Contact Spence for info:  
205-500-0437

## LAND FOR SALE

### 8.68 AC +/-

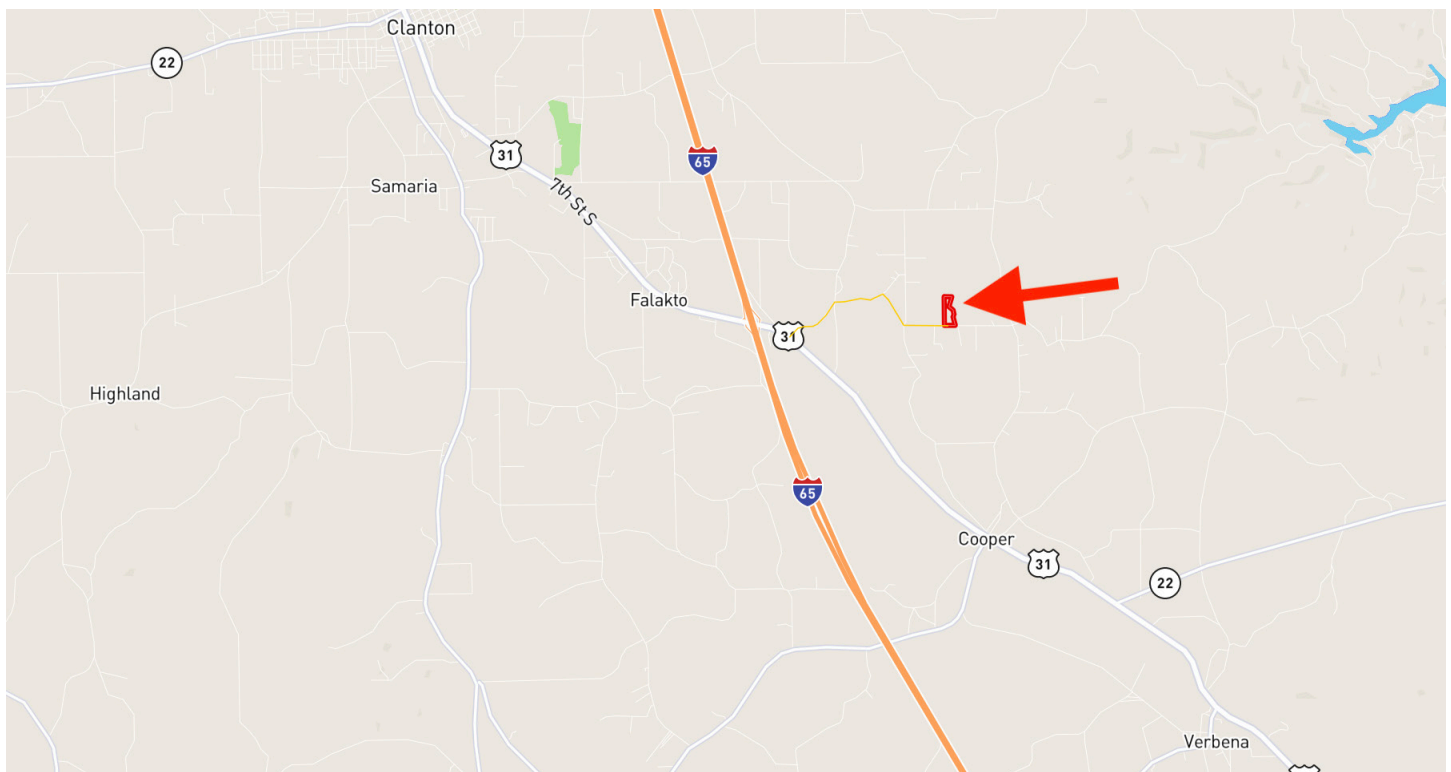
### \$35,000

Exclusive Agent for owner:

**CYPRUS**  
PARTNERS

P O Box 43633  
Birmingham, AL 35243

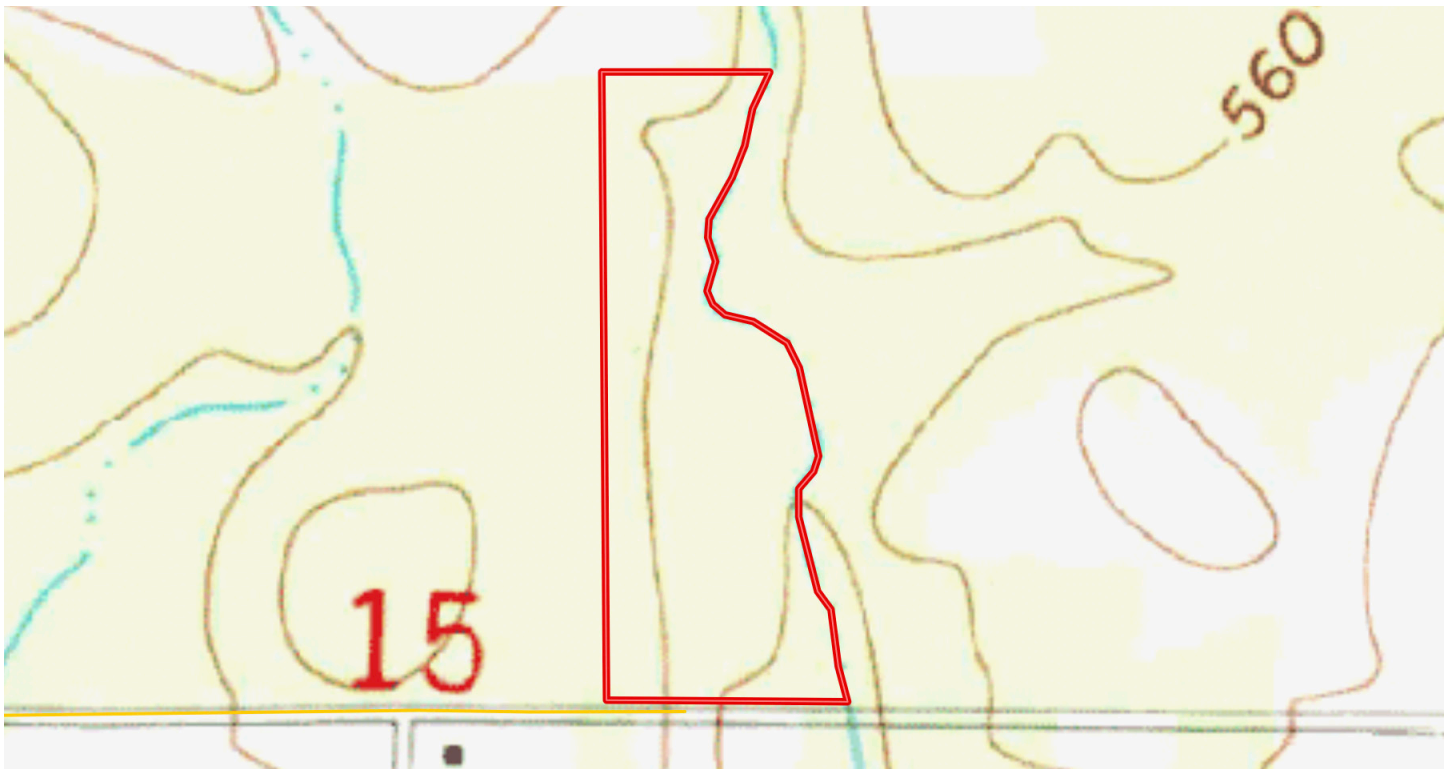
- Home site land located in an unincorporated area of the county 2 miles east of I-65 Exit 205 - The Peach Park exit.
- From the property it's 58 miles to Birmingham, 36 miles to Montgomery, 7 miles to Clanton, & 6 miles to Lake Mitchell.
- Legal access, direct access, & 480 ft road frontage from public paved Chilton County Road # 480.
- Power, County Water, & Telephone are available from the road.
- Terrain is gently rolling with 0 to 6 percent slopes.
- Seasonal stream flows for most of the year through a nice stand of hardwood trees.
- No floodplain.
- Timber was thinned in recent years. Select hardwoods and pine trees remain.
- No restrictions, No covenants, and No HOA.
- Survey available.
- Financing available through farm credit lenders Alabama AG Credit & First South Farm Credit.



\*All distances and acres are estimates and should be independently verified

**Approximate address: 1075 CO RD 480, VERBENA, AL, 36091**

1. Begin at I-65 Exit 205 and head east on AL-22 E/ US-31 S (0.4 mi)
2. Turn left onto CO RD 490/ Bradberry Ln (1.0 mi)
3. Turn right onto CO RD 480 (0.7 mi)
4. The destination is on your left.



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 make any representation or warranty as to its 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, fitness for any particular use, fair market value, access, acres, zoning, or condition of title.