Land For Sale
75.8 acres +/-
$1,234,500

Located 7 miles south of Alabaster and 5 miles north of Montevallo ¼ mile off AL Hwy 119
6 minutes to I-65 Exit 234 (Shelby County Airport exit)
¼ mile frontage on paved Co Rd 22, power & water available
Sewer located ¼ mile to the west at intersection of Hwy 119 and Co Rd 22
Perfect for residential development or private estate. Gently rolling land with very little wetland
25 acres in pasture and balance in beautiful mature timber & a small pond
Joins or is within two miles of 5 or 6 existing residential developments
Zoned A-1 Agricultural and not in any incorporated city limits.
1.5 miles to Calera Middle School
Shown by appointment only

All distances and acres are estimates and should be independently verified
Directions from Birmingham, take I-65 South and take Exit 234 at Shelby County Airport: (6 minutes to the property)

Taking I-65 South out of Birmingham, take Exit 234. At the end of the exit ramp, turn left onto Co Rd 87. Go 1.7 miles (along the way it turns into Co Rd 12) to Co Rd 22. Take a right and go 2.1 miles to the entrance gate on the right (about half way you’ll pass Calera Middle School on the left). Look for the Cyprus Partners sign at the gate. The gate to the property is located at Lat: 33° 08' 54.2" N.; Lon: 86° 48’ 51.2" W. Shown by appointment only, call Tom at 205-936-2160 or Mark at 205-936-8163 to arrange a visit.
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.