

# Shelby Co., AL

SEE PHOTOS  
www.cypruspartners.com

Reference # 463

More info at  
205-936-2160  
or, 205-936-8163

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

Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

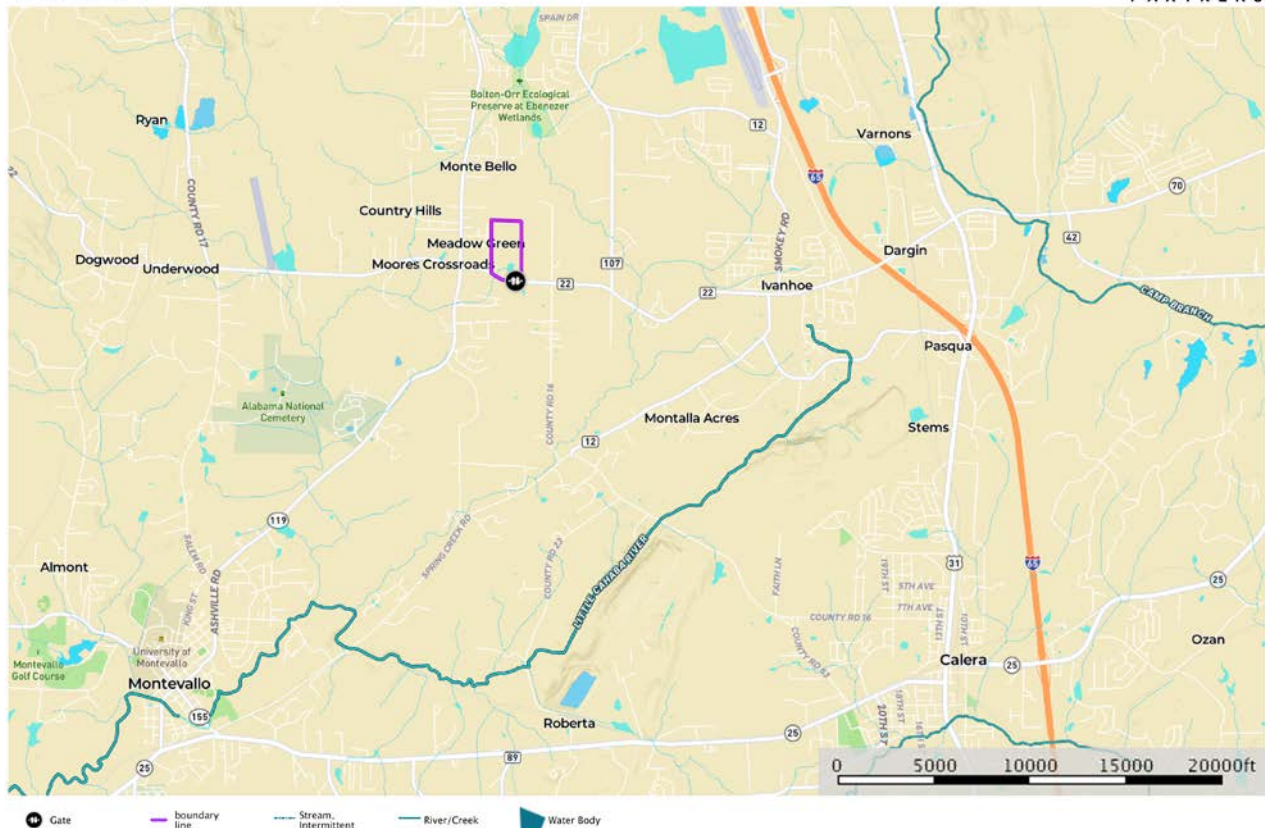
P O Box 590045  
Homewood, AL 35259

- 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

map\_location\_stamps75  
Alabama, AC +/-

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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.

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Alabama, AC +/-

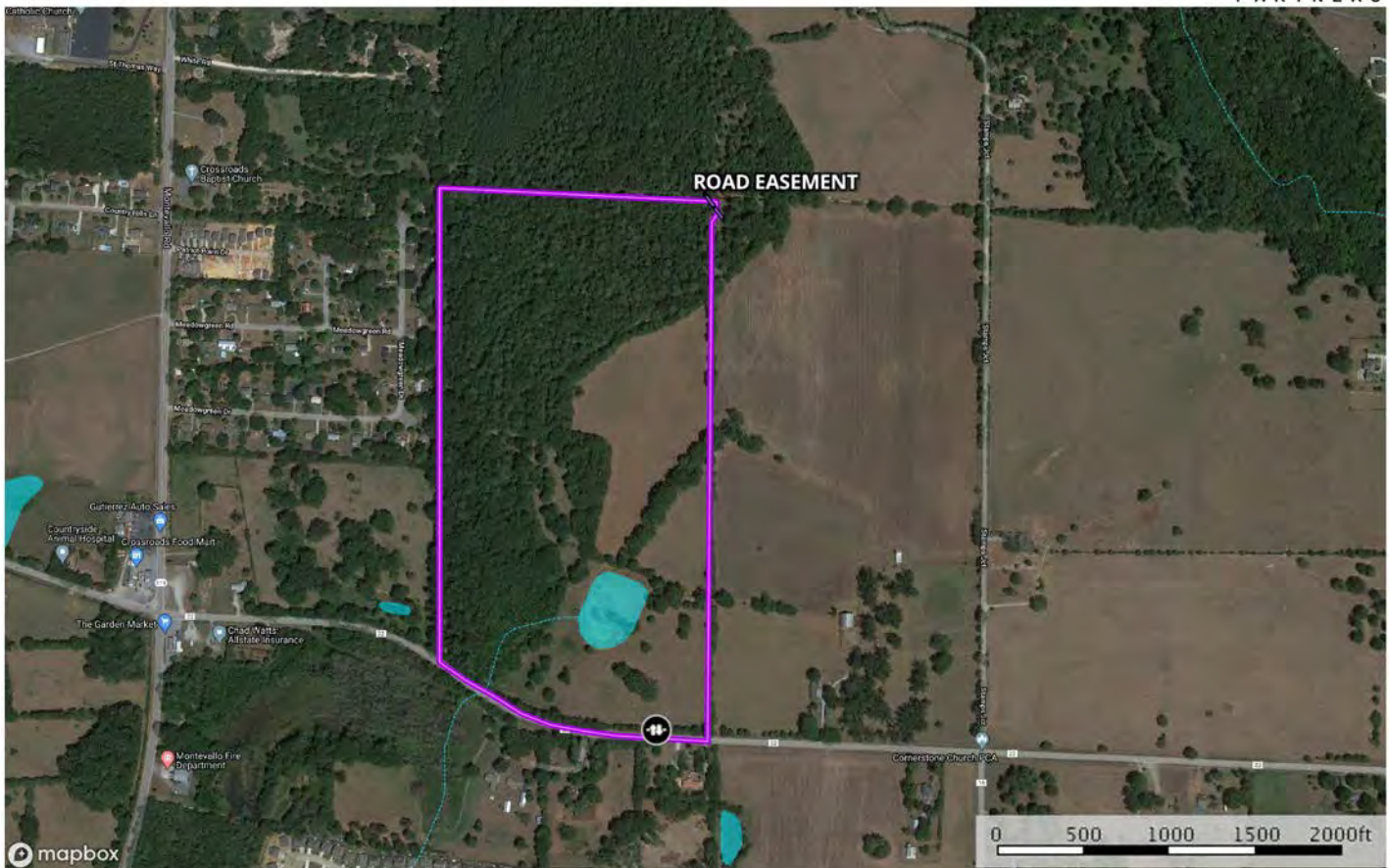
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Tom Brickman  
P. 205-936-2160

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**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



- Gate
- easement
- boundary line
- Stream, Intermittent
- River/Creek
- Water Body

Tom Brickman  
P: 205-936-2160  
[www.cyruspartners.com](http://www.cyruspartners.com)

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