

# Jefferson Co., AL

SEE PHOTOS  
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Reference # 471

More info at  
205-936-2160  
Agent: Tom Brickman

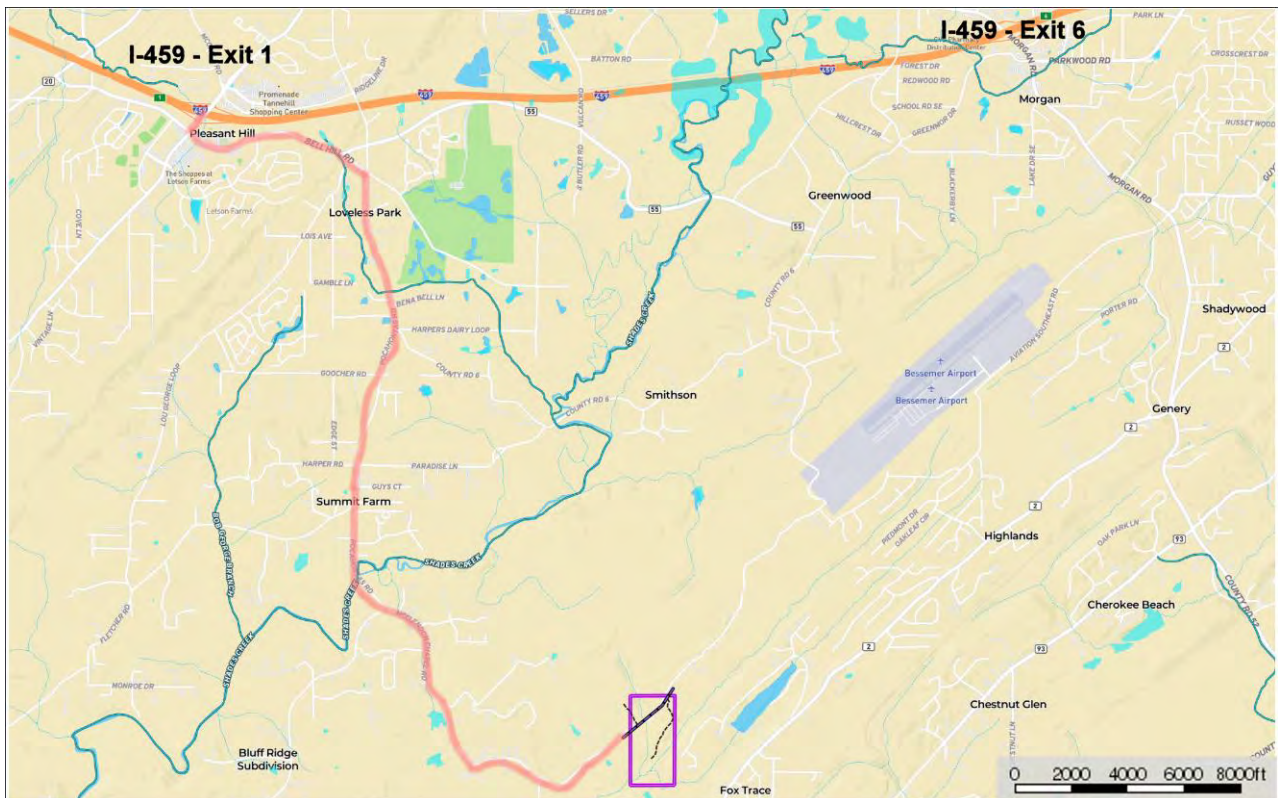
**Land For Sale**  
**78 ac (17 + 61)**  
**\$343,200**

Exclusive Agent For Owner  
**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located south of I-459 near McCalla & the Bessemer Airport, about 12 minutes to I-459 Exit 1 or Exit 6
- Property available as a 78-acre tract, a 17-acre tract (north of the road) or a 61-acre tract (south of the road). Per-acre prices are the same (17 acres for \$74,800 or 61 acres for \$268,400)
- About 3/10 of a mile of frontage on paved McClendon Chapel Rd. Un-surveyed estimates of the locations where property lines cross this road are marked in pink flagging but are subject to independent verification.
- Un-surveyed estimates of the locations of the NW corner, the NE corner and the intersection of the west line with Black Creek are marked in pink flagging but are subject to independent verification.
- Power available from the paved road. The nearest water main on McClendon Chapel Rd ends 3,400 feet west of the property at Blackie Curren Rd.
- Beautiful mature hardwood timber
- Several nice home sites on both parcels
- Beautiful Black Creek (plus 2 other creeks) cross the property for about 1,800 feet
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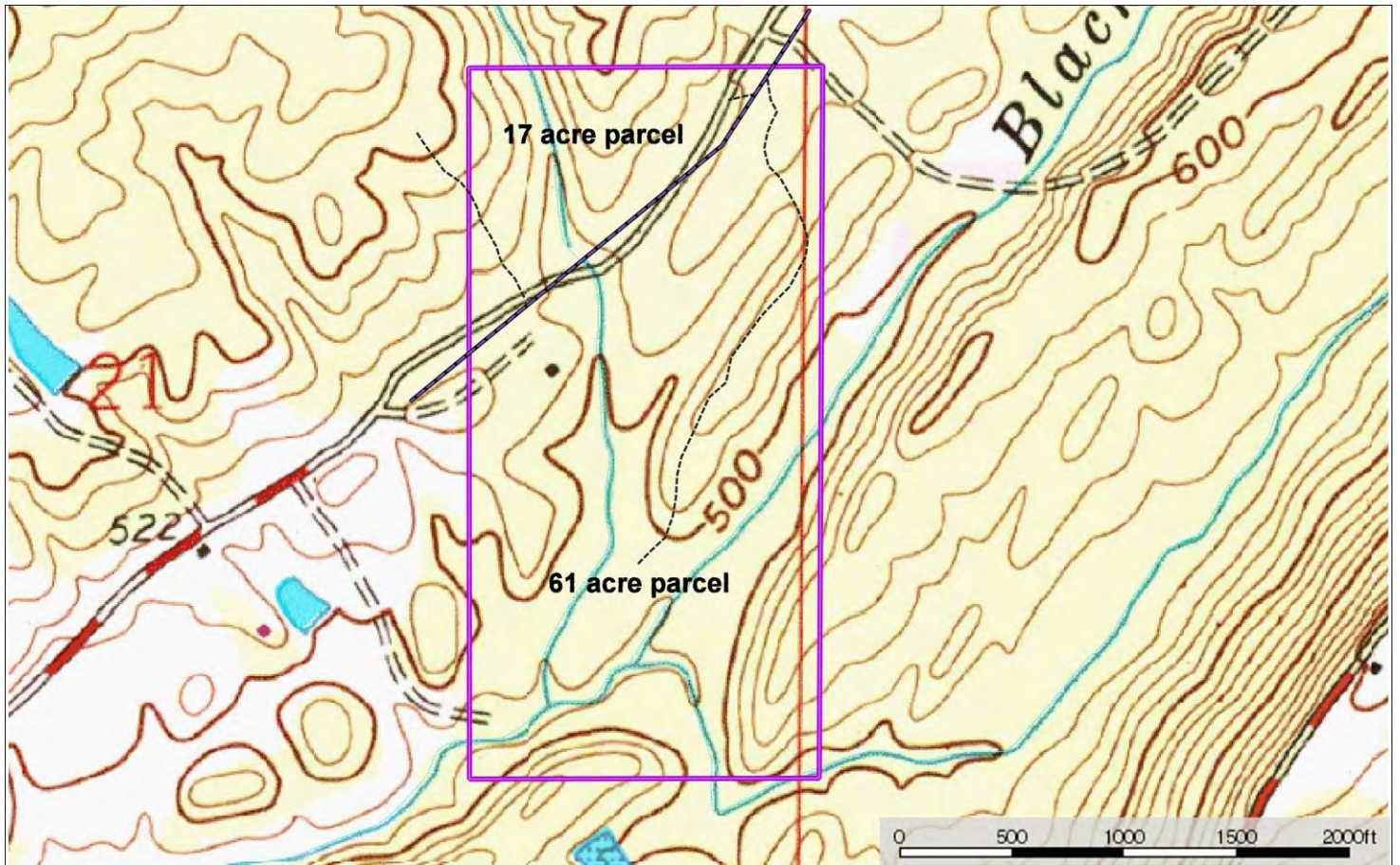
All distances, acres and location of boundary line flagging are estimates and should be independently verified



Directions from I-459 Exit #1 (Eastern Valley Road) at Bessemer: (12 minutes to the property)

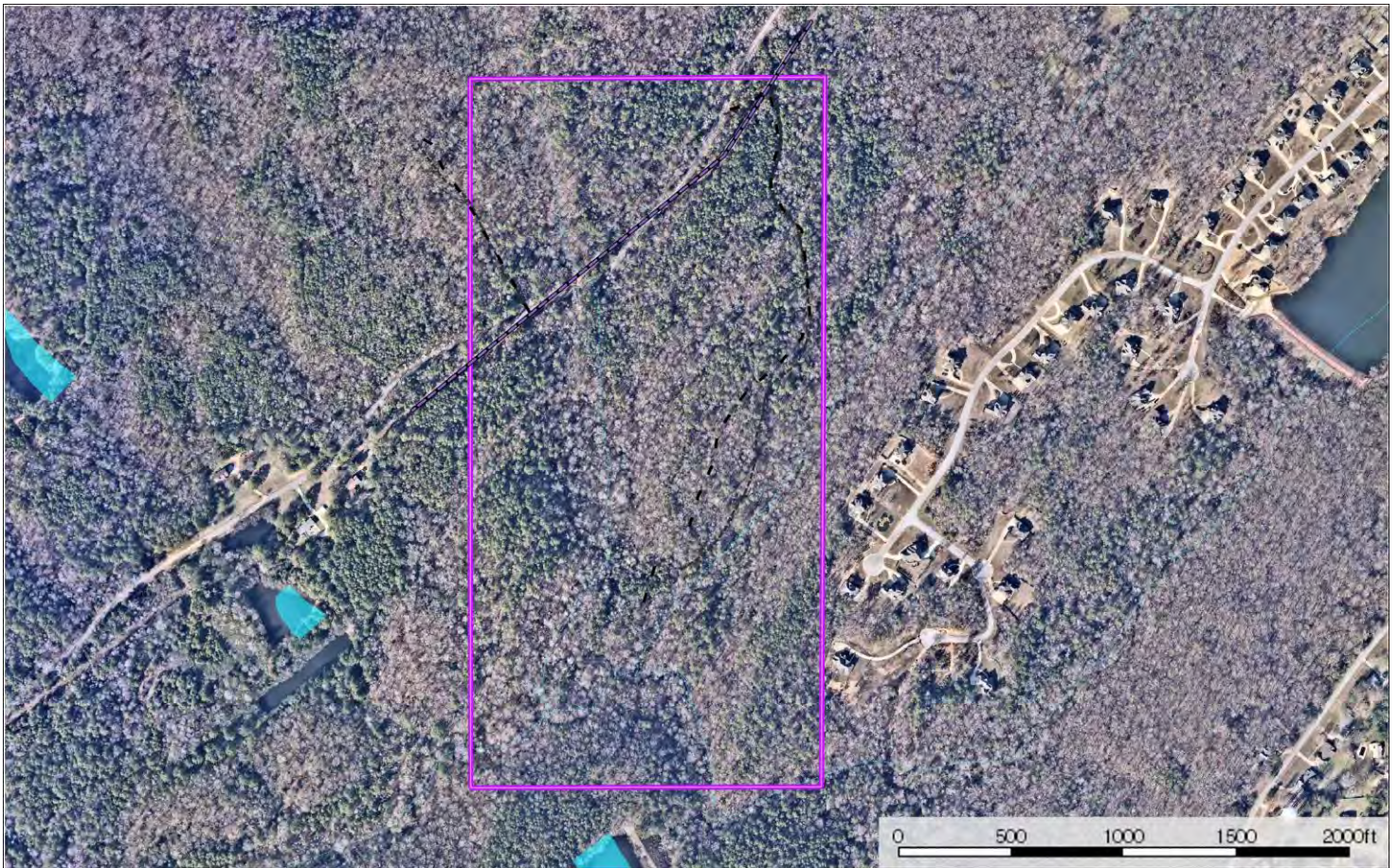
From Exit #1, head south on Eastern Valley Road for about ¼ mile and take a left on to Ben Hill Road. Go 1.1 miles to Pocahontas Road and take a right. Go 2.5 miles (crossing over Shades Creek) and bear left onto McClendon Chapel Road. Continue 2.1 miles to the west line of the 78 acres (look for pink flagging). From here the 17-acre parcel is on your left for 3/10 of a mile, and the 61-acre property is on your right for 3/10 of a mile. Look for the Cyprus Partners sign. Entrances to the woods roads into the 17-acre and 61-acre parcels are marked in blue flagging (see topo map for locations). You are welcome to look on your own (download the brochure from the web site and use the topo map as a guide) or you can set up an appointment. The access road into the interior of the 61-acre tract is located at Lat: 33° 17' 13.3" N.; Lon: 86° 56' 34.2" W.

Topographic Map  
(scale: north line of property is ¼ mile long)





## Aerial Photo



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.