Chilton Co., AL

SEE PHOTOS ON WEB
www.cypruspartners.com

Reference # 372

More info at
256-377-2656

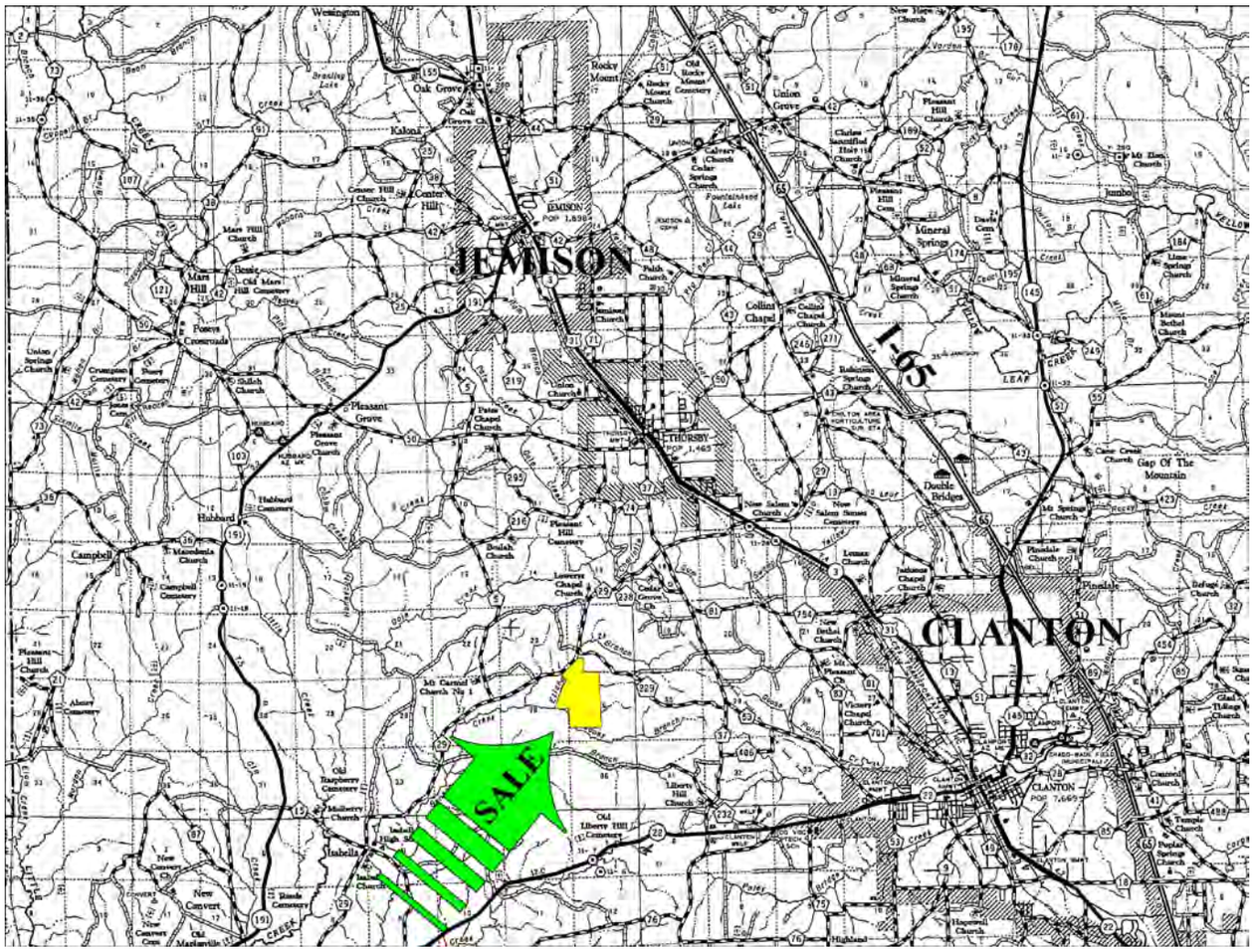
Land For Sale
309 acres +/-
$741,600

Exclusive Agent For Owner
CYPRUS
PARTNERS

P O Box 590045
Homewood, AL 35259

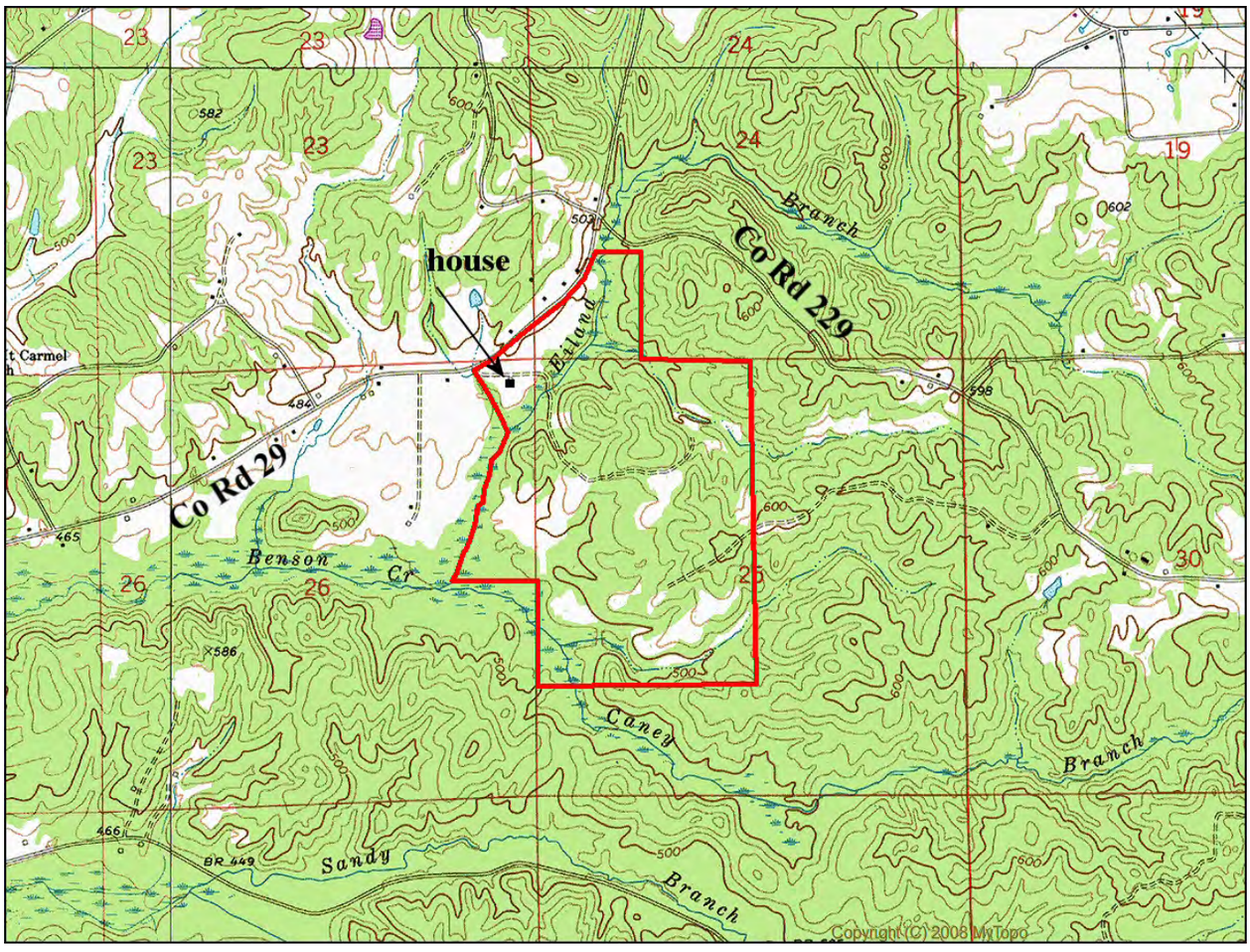
- Located in central Chilton County about an hour to Birmingham & Montgomery
- Property has gorgeous mature timber and 16 ac of fenced pasture
- Horses are kept at the property and it has about 5 miles of fantastic horse trails that the current owner makes available to the public
- A mobile home on the property is in great condition
- Improvements include an equipment shed and facilities for horse riders

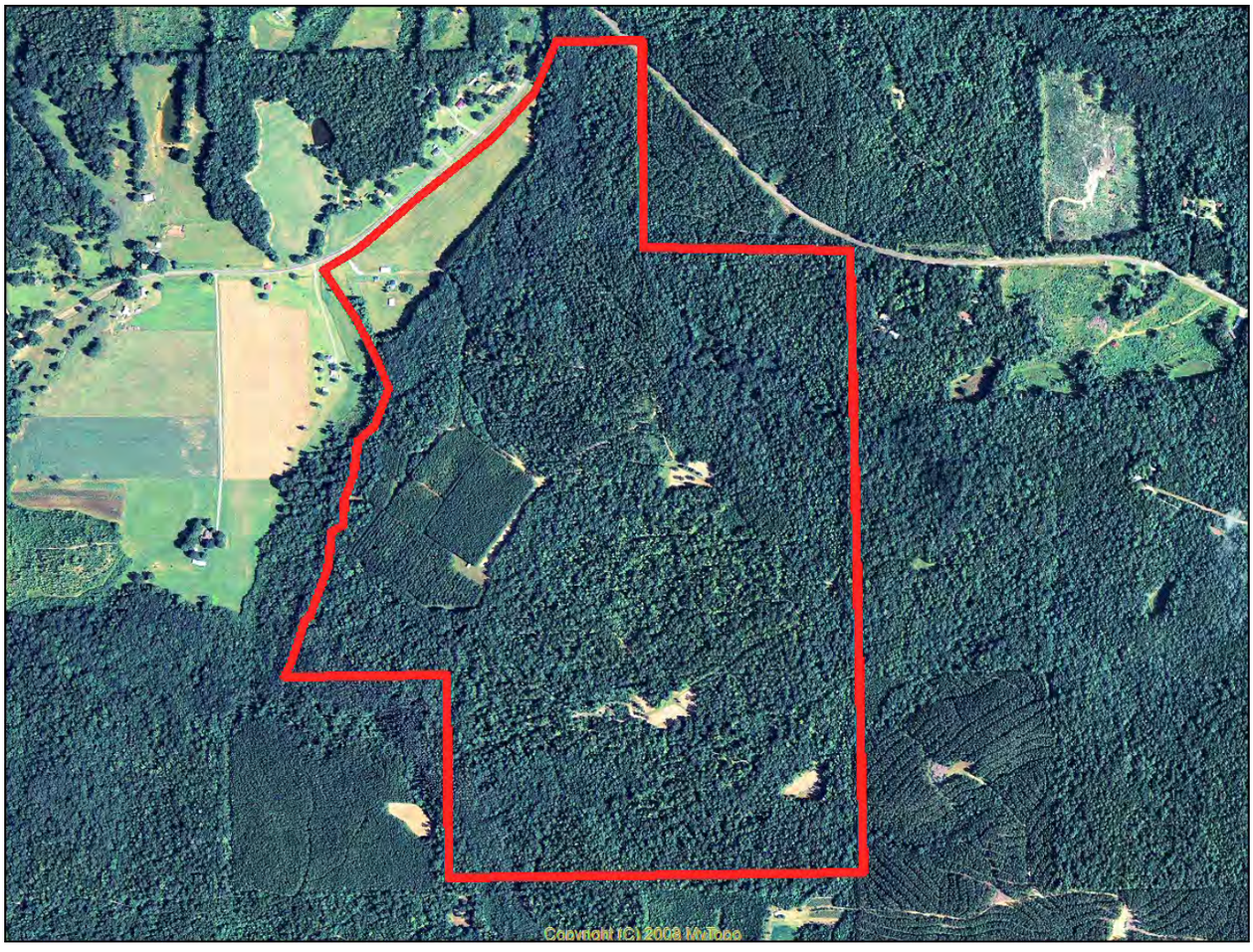
All distances and acres are estimates and should be independently verified



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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.

Directions from the intersection of I-459 and I-65 in Birmingham - (50 minutes to the property)
From the intersection of I-459 and I-65 go south on I-65 for 30.4 miles to the Jemison Exit (Exit # 219). At the end of the ramp take a right on Co Rd 42 (toward Jemison) and go 0.3 miles. Take a left onto Co Rd 29 and go 10.9 miles to the entrance to the property on the left (along the way you'll cross U S Hwy 31 at about 6.8 miles). Look for the Cyprus Partners signs. Property shown by appointment only. Contact the agent, Sara Baldwin at 256-377-2656 for an appointment. The gate is located at Lat: 32° 51' 53.9" N., Lon: 86° 44' 16.9" W.





Aerial view