

Jefferson County, AL

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www.cypruspartners.com

Reference # 216

More info at
205-870-5455

Land For Sale
161 acres +/-
\$500,000

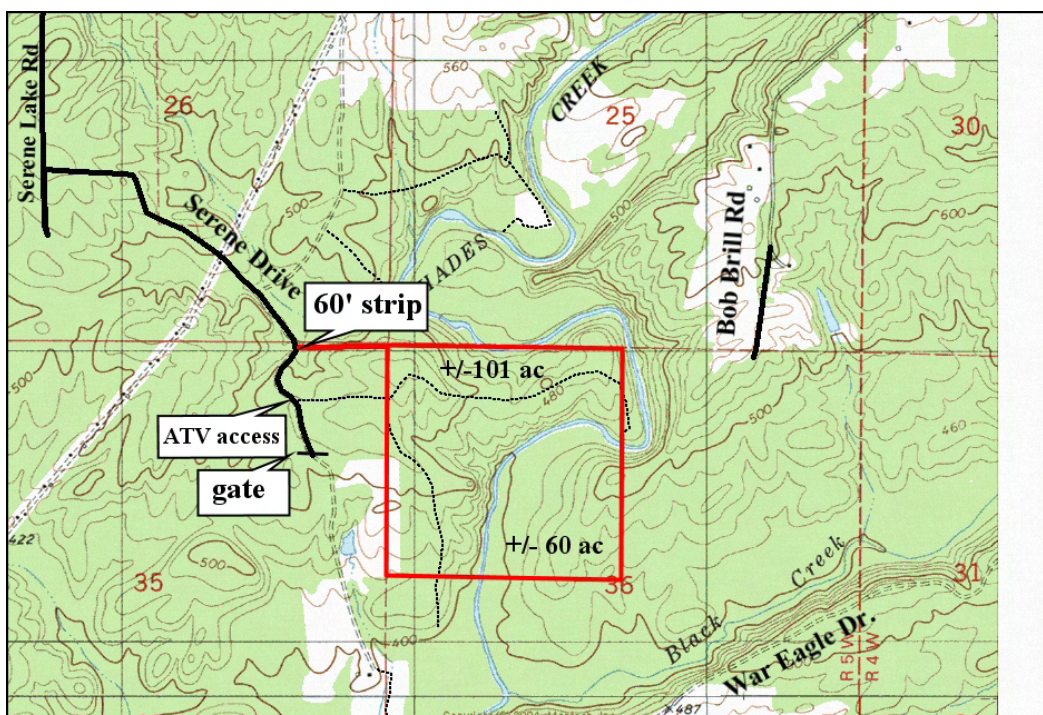
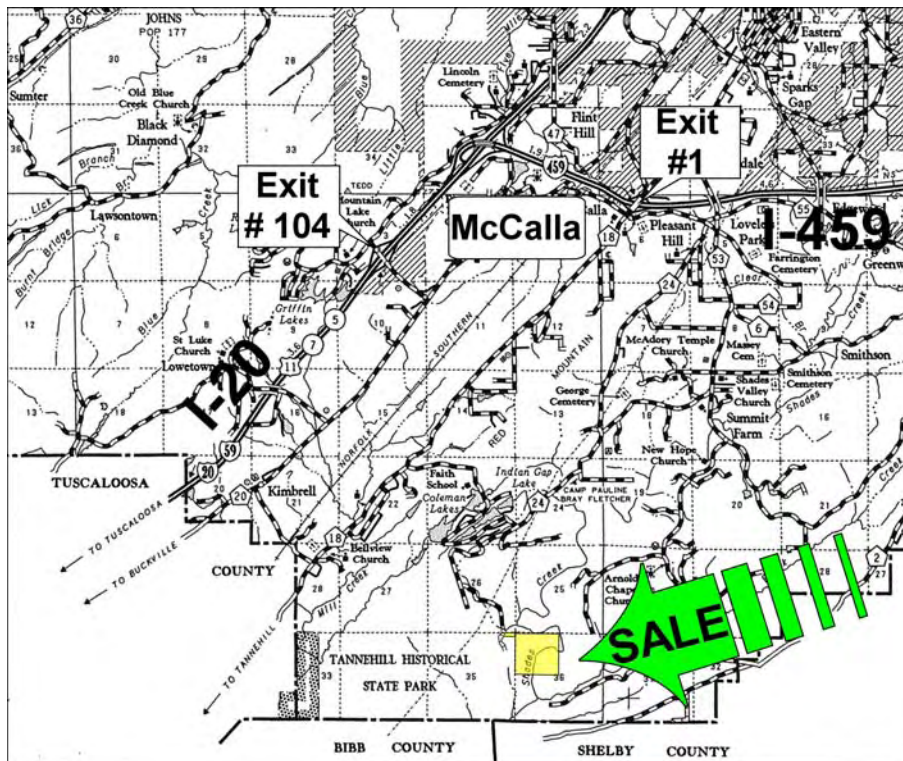
Exclusive Agent For Owner

CYPRUS
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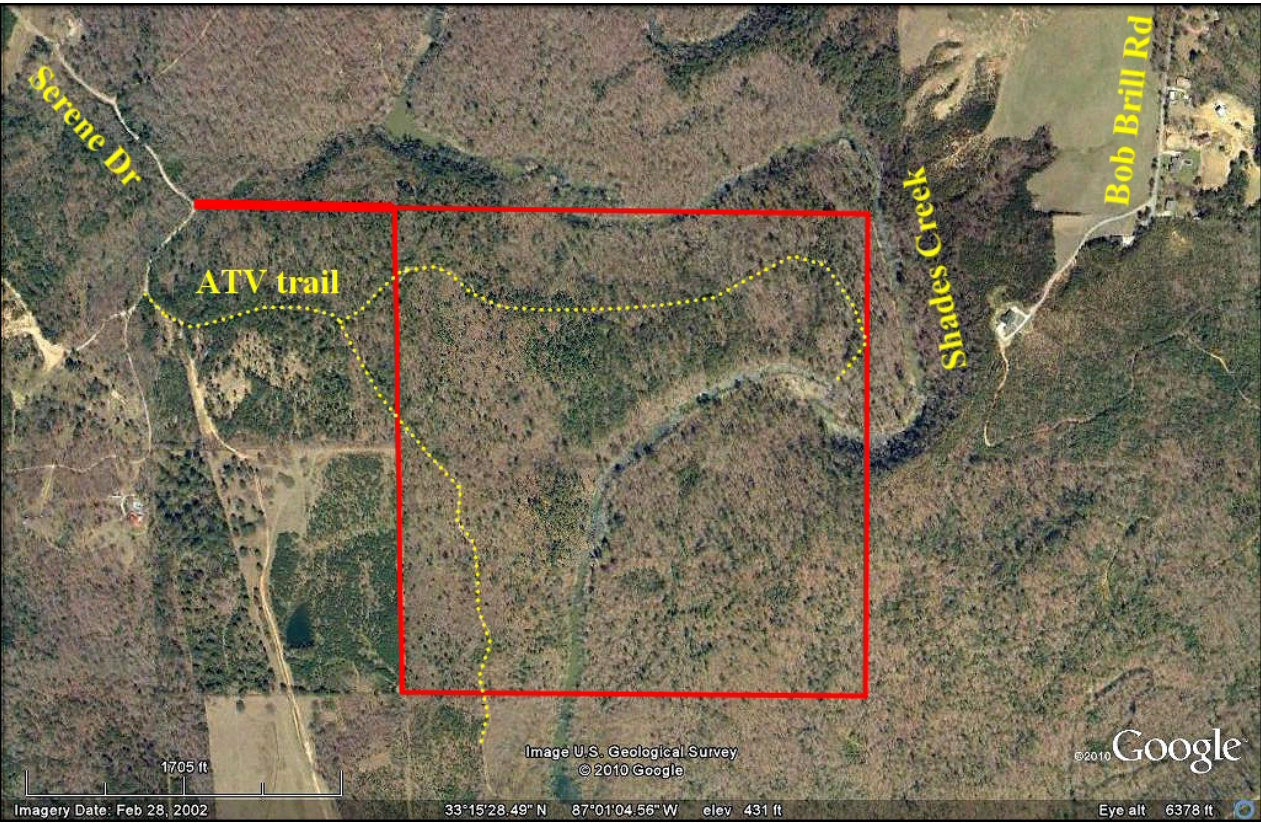
P O Box 590045
Homewood, AL 35259

- Excellent development potential – 15 min. to Hoover – adjacent to good neighborhood
- Located in SW Jefferson Co. 1 mile east of new Tannehill State Park addition
- About 3,400' on Shades Creek, mostly on both sides of Shades Creek
- Shades Creek divides the property into two tracts of 101 acres & 60 acres
- Two tracts available separately – 101 ac for \$3,500/ac, and 60 ac for \$2,500/ac
- Substantial timber value – call for timber appraisal
- 60' wide strip gives frontage to well maintained semi-private road; power available

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.



Aerial view



Looking upstream on Shades Creek



View where 60' strip touches Serene Drive



Old road that leads down to Shades Creek



Valuable stand of mature pine saw timber



Another view of the old road and beautiful hardwoods



Right in the 'elbow' of Shades Creek about on the property line



View across Shades Creek at the 60 acres East of the creek