



SHERWOOD

MOUNTAINS

A person wearing a tan shirt, khaki pants, and a cap stands on a rocky outcrop, looking out over a vast, forested valley. The sky is filled with soft, colorful clouds from a recent sunset. In the foreground, a black and white dog is partially visible, looking down. The scene is framed by trees and foliage on the left and right sides.

Welcome to the
highest point in
Shelby County.



Wilderness. Convenience. Home.

The 3,928 acre Sherwood Mountains property is a beautiful forested wilderness sitting on the edge of the wealthiest residential neighborhoods in Birmingham, Alabama.

Located in north Shelby County, Alabama, the property is only 30 minutes to downtown Birmingham and 15 minutes to the residential communities of Shoal Creek, Greystone, and Mt. Laurel. It is only two miles (as the crow flies) to a Jack Nicholas-designed golf course that has hosted two PGA championships.

This property has been in the same family for over 40 years and is being offered to investors who recognize its potential for residential development, use as a corporate or church retreat or for conservation reserve due to its old-growth forest and unusually undisturbed plant communities.



“ A rare glimpse of how forest and streams may have looked centuries ago.”

The dominant impression one gets from seeing the property is that it is a rugged mountain wilderness.

Seven separate mountains converge from all directions on the property and create about 13 miles of 1,000-foot tall sandstone ridgelines that cross the property. These ridges offer dramatic long-distance views at every turn, some up to 20 miles. It's a jumble of mountains unlike anything we've seen in Alabama and includes the highest point in Shelby or Jefferson County. In one place there is a 300 acre cove completely surrounded by rock outcrops and steep ridges known for over 100 years as “The Penitentiary”.

In 1895 a U. S. Geological Survey crew reported that The Penitentiary was “too wild and unsettled for even a cursory inspection”. Apparently government “revenue's” felt the same way because by the early 1920's the area was famous for its moonshine whisky.

Today Sherwood Mountains is still a wild place and little human disturbance is observed. A biological survey just completed by a consulting biologist reports that the intactness of the plant communities “offers a rare glimpse of how forest and streams may have looked centuries ago”. Exceptionally mature and stable forest includes large stands of white oak, shortleaf pine and mountain longleaf pine.

About 12 miles of undisturbed, fast-flowing rocky streams cross the property and support numerous species of plants more associated with wetlands than mountain streams.

There is a 10-acre lake in The Penitentiary and studies show that, with engineering and permitting, could be expanded to 170 acres.

Almost 9 miles of dirt roads cross the property. Importantly, these are used exclusively by the owners (no adjoining owners use these roads for access).



This is what potential looks like.

The economic potential of the property is enormous. Because of its location, Sherwood Mountains sits in the perfect place and time for the next chapter in Birmingham's southward growth. However, the owners have decided to let someone else take the next step in this development opportunity.

A Master Plan created by the owners has been approved by Shelby County. This plan is for a low-density residential community of up to 320 homes situated around an expanded lake and along many ridge tops. Conservation easements would be placed on large portions of the property to preserve the unusually pristine forest.

A high-density development plan of up to 2,000 homes was also created but was not submitted to Shelby County for consideration.

A recent study by a private environmental consulting firm shows that there are up to \$18 million in potential wetland and stream mitigation credits.

Utilities are available from Shelby County Road 43 where the property has about 1,000 feet of frontage. The nearest sewer line is about 3.9 miles to the southwest on County Road 43 where it serves the Forest Lakes subdivision.





Your Vision.

Sherwood Mountains inspires endless visions of opportunity.

A wilderness on the verge of something big.

Economic potential unlike any other in Alabama.

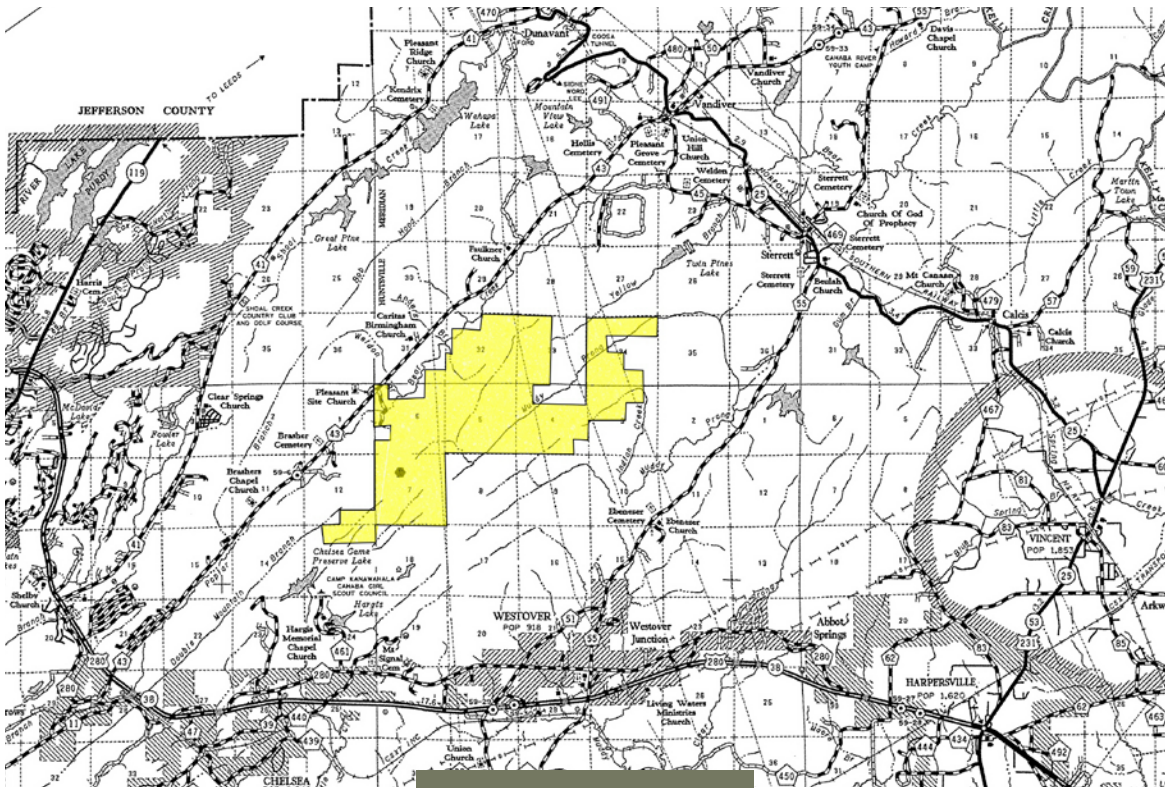
Come and take a look for yourself.

Discover the visions this wilderness inspires.

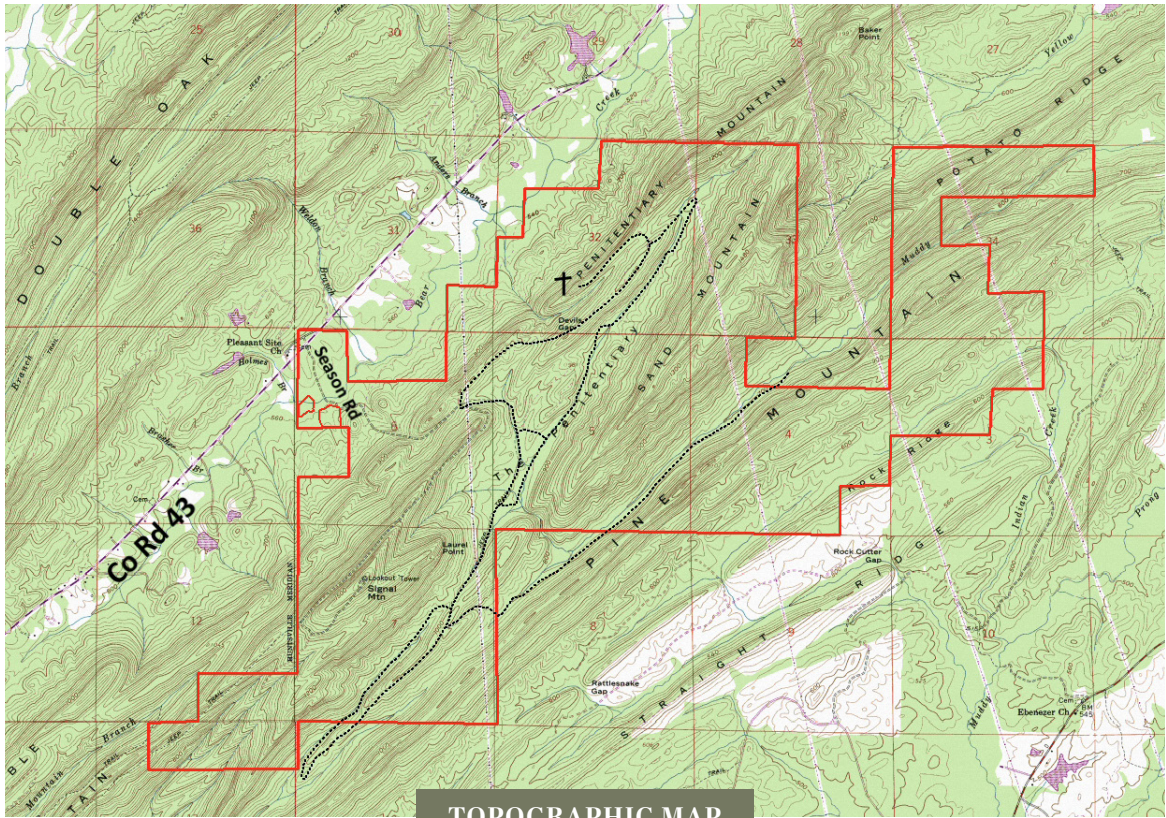


The Details.

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| LOCATION | Shelby County, Alabama 30 minutes to downtown Birmingham |
| ACRES | 3,928 |
| TOPOGRAPHY | Mountainous. The highest point is Signal Mountain at 1,540 feet above sea level. The ridge-to-valley elevation change across the property ranges up to 1,000 feet. |
| LAND TYPE | Narrow sandstone ridges and creek bottoms underlain by lime-stone. Located in the Coosa Ridges district of the Alabama Valley and Ridge Physiographic Region |
| LAND COVER | All timbered except for a lake and 5 miles of high-power transmission lines. |
| TIMBER | Timber is mostly hardwood with pine along some ridgetops and upper slopes. Foresters estimate the timber is over 75 years of age. There are substantial volumes of quality white oak present on the property |
| ACCESS | The property fronts for about 1,000 feet on Shelby County Road 43 and Seasons Road. In addition there is a deeded easement to the northeast portion of the property |
| CURRENT USE | Family recreation and habitat conservation |
| UTILITIES | Water and power available where the property touches County Road 43. Sewer is 3.9 miles to the southwest on County Road 43 where it serves the Forest Lake subdivision |
| WATER | A 10 acre lake. There are also about 12 miles of fast-flowing rocky streams on the property. Wetland and stream mitigation credits have a potential value of \$18 million |
| STRUCTURES | None |
| ADJOINING LANDOWNERS | Adjoining ownerships are all private including one of 6,000 acres and one of 8,000 acres |



COUNTY MAP



TOPOGRAPHIC MAP

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the property owner:



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———— Video and Details ————
SherwoodMountains.com
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Seven verdant ridges
Crisscrossed in flowing streams.
On a clear day, you can see up to twenty miles away
You can also see potential.

Imagine old-growth forest, white oak and pine
Welcoming luxury homes
Into their shady embrace

Imagine green valleys transformed into green spaces
The sparkling lake expanded and renewed
Rock outcrops being climbed and explored

Imagine the next great urban oasis
Thirty minutes from Downtown
And yet a world apart

Welcome to Sherwood Mountains.



Great things are done when men and mountains meet.

WILLIAM BLAKE
