

# Shelby Co., AL

SEE PHOTOS  
ON WEB:

[www.spencemaynor.land/land](http://www.spencemaynor.land/land)

Reference #475

Contact Spence for info:

205-500-0437

## LAND FOR SALE

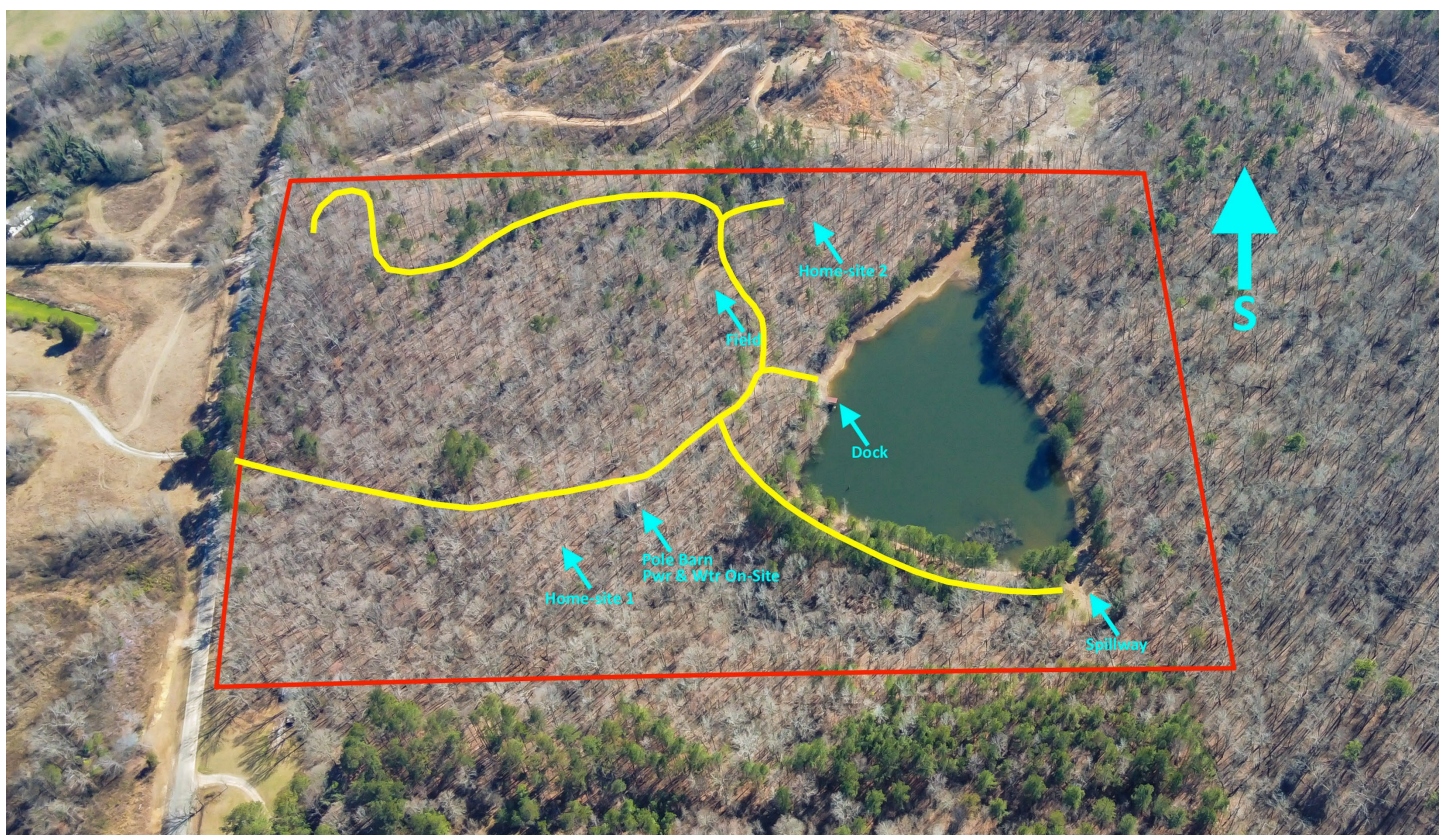
### 32 AC +/- \$336,000

Exclusive Agent for owner:

**CYPRUS**  
PARTNERS

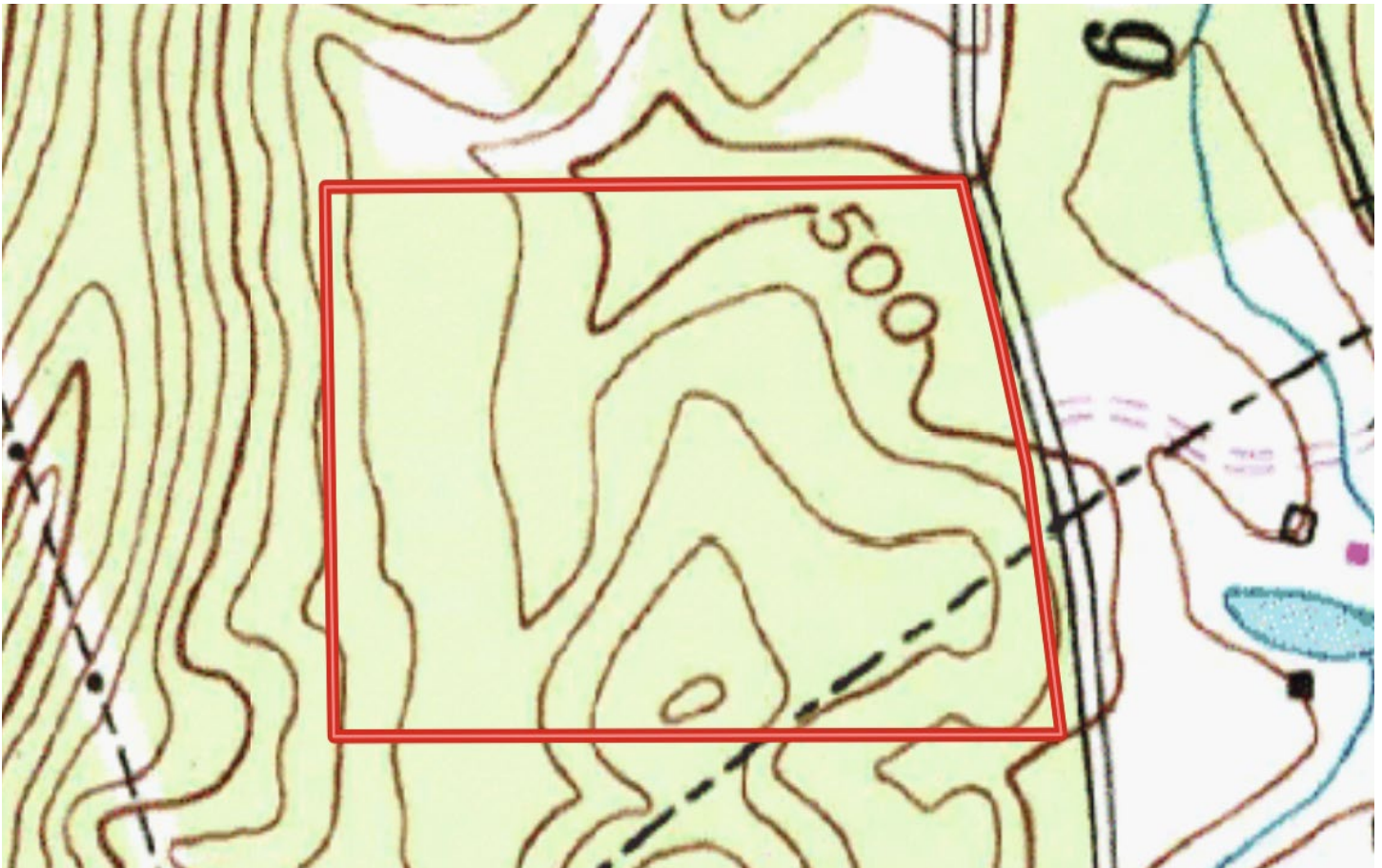
P O Box 43633  
Birmingham, AL 35243

- Land with lake, utilities + well on-site, driveway, internal road, pole barn, covered boat dock, and build sites.
- Approximate address according to Google - 650 Co Rd 467, Vincent, AL 35178.
- Coordinates 33.417938, -86.435328.
- 5.70 acre lake (+/-) AL Soil Conservation Service approved. (Lake plan available upon request)
- 1,030 ft frontage on paved Co Rd 467.
- Power and city water available on-site.
- No HOA, not in a subdivision, unrestricted acreage.
- Not in floodplain.
- School district - Lt/C2/L.
- All in hardwood timber.
- Terrain is rolling, lays very well for privacy, and the internal road provides accessibility.
- Survey available upon request.
- Backs up to thousands of acres undeveloped woodland, which supports a healthy wildlife population.



\*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 make any representation or warranty as to its 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, zoning, or condition of title.