

Shelby Co., AL

SEE PHOTOS
ON WEB

www.spencemaynor.land/coosa142

Reference #420

Contact Spence for info

205-500-0437

Land For Sale

142 AC +/-

\$596,500

Exclusive Agent For Owner

CYPRUS
PARTNERS

P O Box 43633

Birmingham, AL 35243

COOSA MOUNTAIN RETREAT - An Instant Stress Reduction

ROAD ACCESS: 1,000 ft. on County Road 480 (paved, public)

UTILITIES: Power, Water, Telephone available at road

IMPROVEMENTS: 1.25 mile, all-weather, gravel road to mountain top

TIMBER: Mature natural forest

TOPOGRAPHY: Hilly, 4 to 25 percent slopes

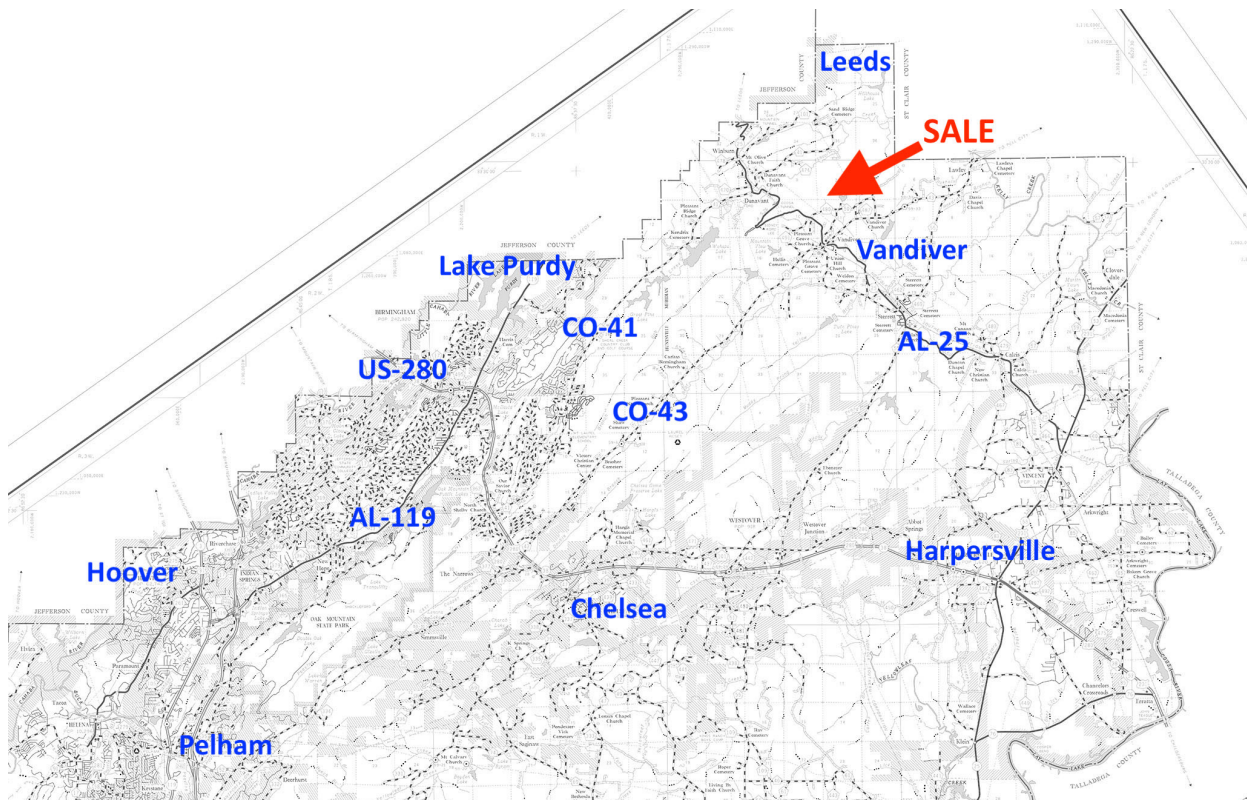
SOILS: 109 ac - ToD Townley silt loam, 33 ac - NcE, Nauvoo-Sunlight complex

CURRENT USE: Undeveloped land

POTENTIAL USE: Home site, Subdivision, Hunting, Recreation, Equestrian, Conservation

SURROUNDING AREA: Agriculture, Residential, Subdivision, Undeveloped

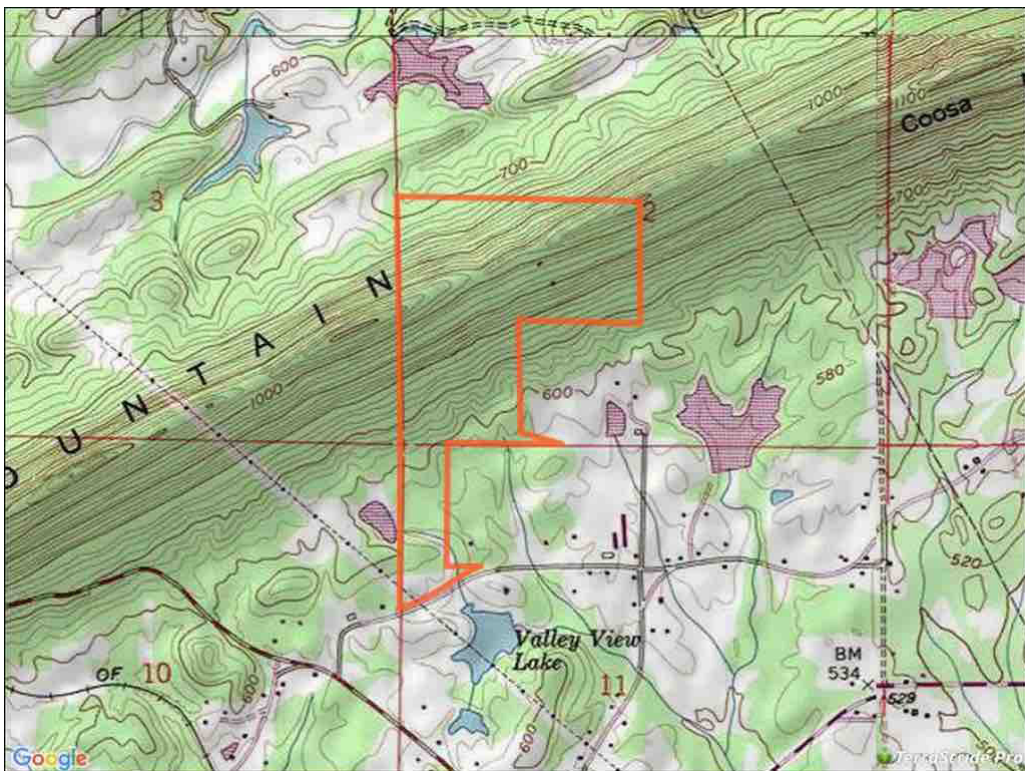
ASSETS/ AMINITIES: Convenient to Hwy 280 (13 mi.) and Interstate 20, Exit 140 in Leeds (13 mi.), Amazing view of Coosa Valley, Interesting geology, Ancient rock outcrops



*All distances and acres are estimates and should be independently verified

Directions from US-280E: 1) Head southeast on US-280 E toward Bear Creek Rd (Co. 43). 2) Turn Left onto Bear Creek Rd (Co. 43) and travel 11.4 miles. 3) Turn Left onto AL-25 N and travel 0.9 miles. 4) Turn Right onto County Road 480 and travel 0.3 miles. 5) The property is on the Left.

Directions from Interstate 20, Exit 140 in Leeds: 1) Head southeast on Hwy 78 towards Leeds and travel 1.5 miles. 2) Turn Right onto President St. and travel 0.4 miles. 3) Turn Right onto Hwy 119 and travel 1.2 miles. 4) Turn Left onto Elliot Ln and travel 1.6 miles. 5) Turn Right onto AL-25 S and travel 6.2 miles. 6) Turn Left onto County Road 480 and travel 0.3 miles. 7) The property is on the Left.



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.