

St. Clair Co., AL

SEE PHOTOS
www.cypruspartners.com

Reference # 550

More info at
205-936-2160
Agent: Tom Brickman

Land For Sale

86 acres
\$473,000

Exclusive Agent For Owner

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- Located in central St. Clair Co touching the northside of I-20 at Chulavista Exit # 157
- It is about 10 miles east of Leeds and 5 miles west of Pell City
- The property does not touch a public road (excepting I-20), but there is a 30-foot wide deeded easement from Mt. Olive Dr to the east line of the property.
- Then northern right-of-way of Interstate 20 is the south line of the property for about 2,000 feet, but there is no access to the property from the Interstate
- There are numerous good house sites on the property. The topography is 75% gently rolling (not steep)
- Water & power are at a residence located about 275 feet east of the southeast corner of the property on Oakwood Rd. Extending this appears to be the most practical source of utilities.
- About a 60-foot wide pipeline crosses the property for 2,300 feet. This grassy area makes for excellent wildlife habitat
- The property is all forested except for the pipeline, and the forest appears to be about 25-years of age
- A woods road runs about 1,700 feet northwesterly from the east line to the pipeline. Occasional use of this road is shared with adjoining landowners
- You are welcome to look on your own (call the agent for access info), or you can call to arrange a visit.

All distances and acres are estimates and should be independently verified

IMPORTANT NOTICE

Investment in rural land carries risk and this offering is made with conditions.

This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owner make any representation or warranty as to completeness or accuracy of maps and other information provided here. No representation or warranty is made about this property, express or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency.

Driving Instructions

From the intersection of I-459 and I-20 in Irondale, AL (about 15 minutes to the property)

Call for a Google Maps pin. Head east on I-20 towards Pell City for 16.1 miles to I-20 Exit 153. Take Exit 153 and at the end of the off-ramp, turn left onto Pine Ridge Rd / U S Hwy 78. Go north for 0.3 miles (crossing over I-20) and take a left onto Mountain Olive Dr. Go about 100 yards to a gravel drive on the left at mail box #61. There should be a Cyprus Partners sign here on the left. Take a left onto the gravel drive and go about 200 feet to a gate and another Cyprus Partners sign (about half way you will bear left leaving the gravel drive and onto a dirt road). From the gate you will need a 4-wheel drive vehicle (pickup, side-by-side, ATV, etc.) or you can walk. The gate is locked, so call the agent, Tom Brickman, 205-936-2160, for the gate combo. Once you go through the gate, it is about 1,100 feet to the east line of the property. There will be another Cyprus Partners sign and pink flagging where the dirt road crosses the east line. From here the dirt road runs northwesterly to the pipe line. We suggest you print out the brochure from the web site and take it with you for the maps and aerial photos it contains.

Location Map

location_brooks86
Alabama, AC +/-

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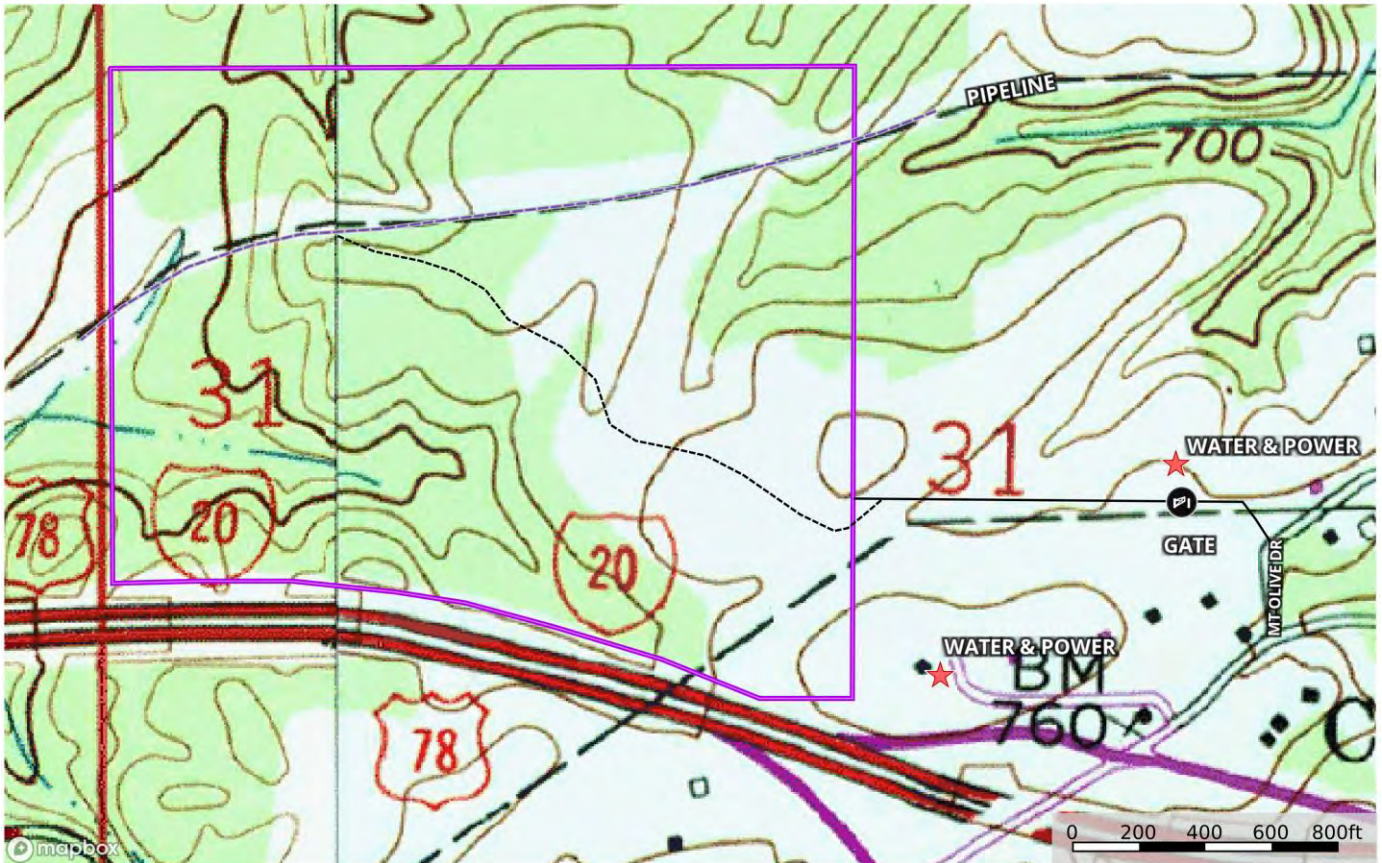
Tom Brickman
P: 205-936-2160 www.cyruspartners.com

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Topographic Map

topo_brooks86
Alabama, AC +/-

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★ water & power Ⓜ Gate - - - Pipeline - - - Road / Trail — 30-foot wide deeded — boundary

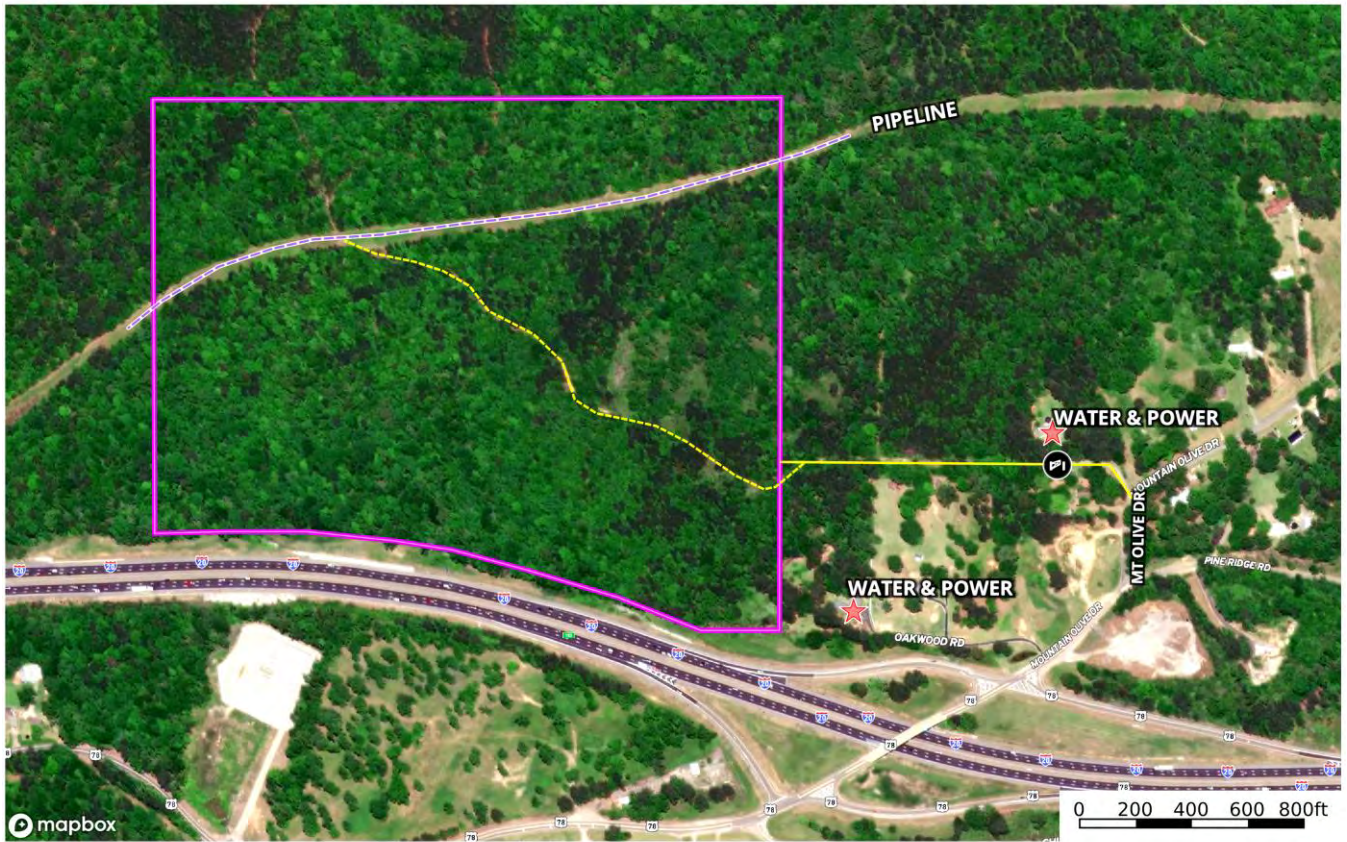
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Aerial Photo

aerial_brooks86
Alabama, AC +/-

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