

# Jefferson Co., AL

SEE PHOTOS  
ON WEB:

[www.spencemaynor.land/20ac](http://www.spencemaynor.land/20ac)

Reference #456

Contact Spence for info:

205-500-0437

## LAND FOR SALE

### 20 AC +/-

### \$60,000

Exclusive Agent for owner:

**CYPRUS**  
PARTNERS

P O Box 43633  
Birmingham, AL 35243

### VALUABLE MULTI-USE LAND NEAR PINSON, PALMERDALE, CLAY

**Valuable multi-use land for Investment, Subdivision, Residential, Farm, Hunting & Recreation. Nestled at the foot of Miles Mountain with extraordinary views of the ridges and valleys nearby.**

**LOCATION:** Situated in northeast Jefferson County 1 mile east of AL-HWY 75 near phase one of the Northern Beltline. It's 20 miles to downtown Birmingham; 11 miles to Trussville; 8 miles to Clay; and 7 miles to I-59 Exit 143 - Deerfoot Parkway.

**UTILITIES:** Power, Water, Telephone, Fiber, Cable, Broadband High Speed Internet, Direct TV.

**ROAD ACCESS:** +/- 200 foot frontage on Clay Palmerdale Road (A paved county road).

**EASEMENTS:** 1) A non-exclusive easement road for ingress & egress. Easement road runs across the property for a distance of approximately 3/10<sup>ths</sup> of a mile; it's shared with Citadel Broadcasting Company and a private individual. 2) Power company ROW crosses a small area along the southern property boundary.

**TIMBER:** Timber was removed in August 2019. Select hardwoods remain.

**IMPROVEMENTS:** Gravel road in excellent condition. Gated access.

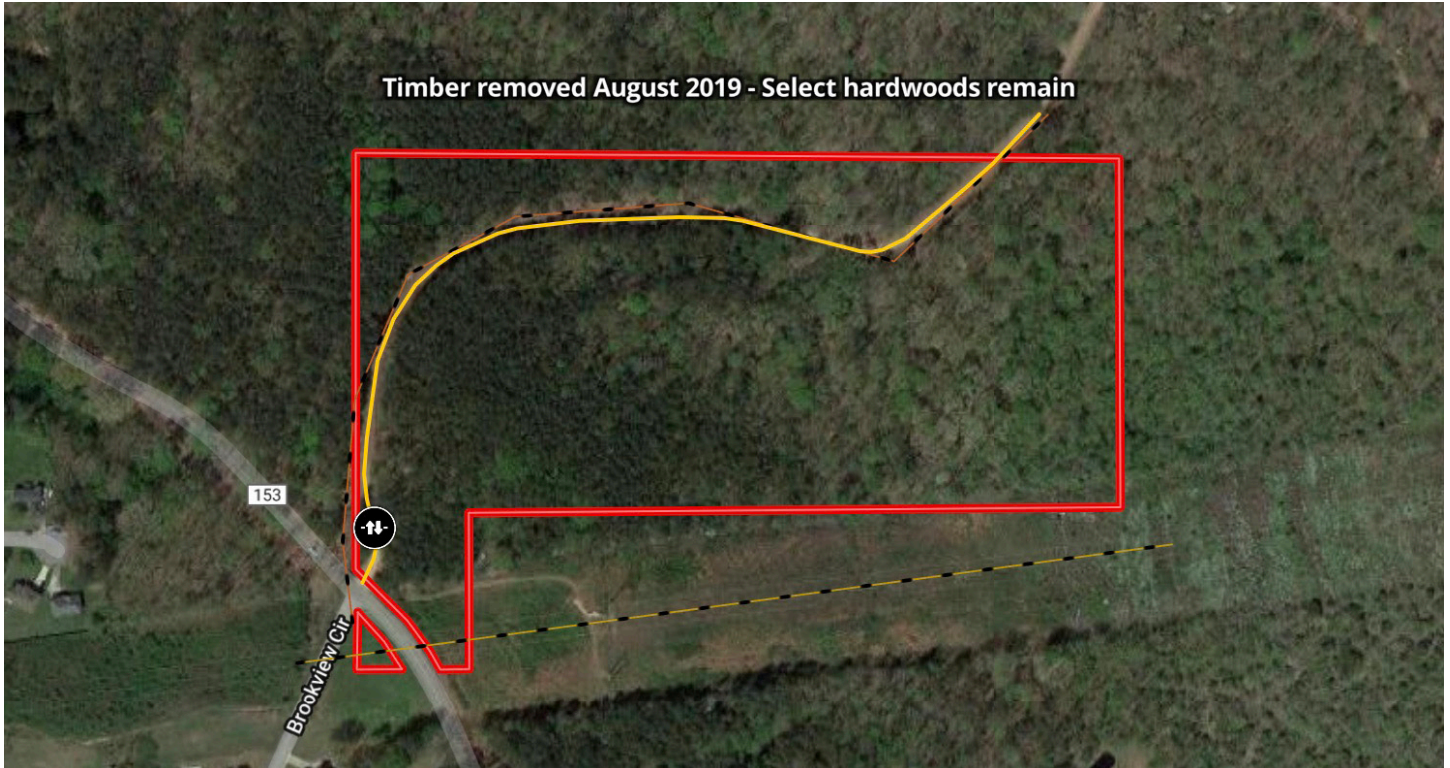
**NOTES:** Shown by appointment only. Agent must be present.



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

**DIRECTIONS:** 5502 Clay Palmerdale Road, Pinson, AL 35126.

1. Begin at I-59 Exit 143 - Deerfoot Parkway.
2. Head north on Deerfoot Parkway towards Clay.
3. In 3 miles turn right onto Old Springville Road.
4. In 0.4 miles turn left onto Clay Palmerdale Road.
5. In 2.6 miles keep left to continue on Clay Palmerdale Road.
6. In 1.1 miles the property is on your right.



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, acres, zoning, or condition of title.