

Chilton Co., AL

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Land For Sale

Exclusive Agent For Owner

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Reference # 477

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

9 ac +/-
\$22,500

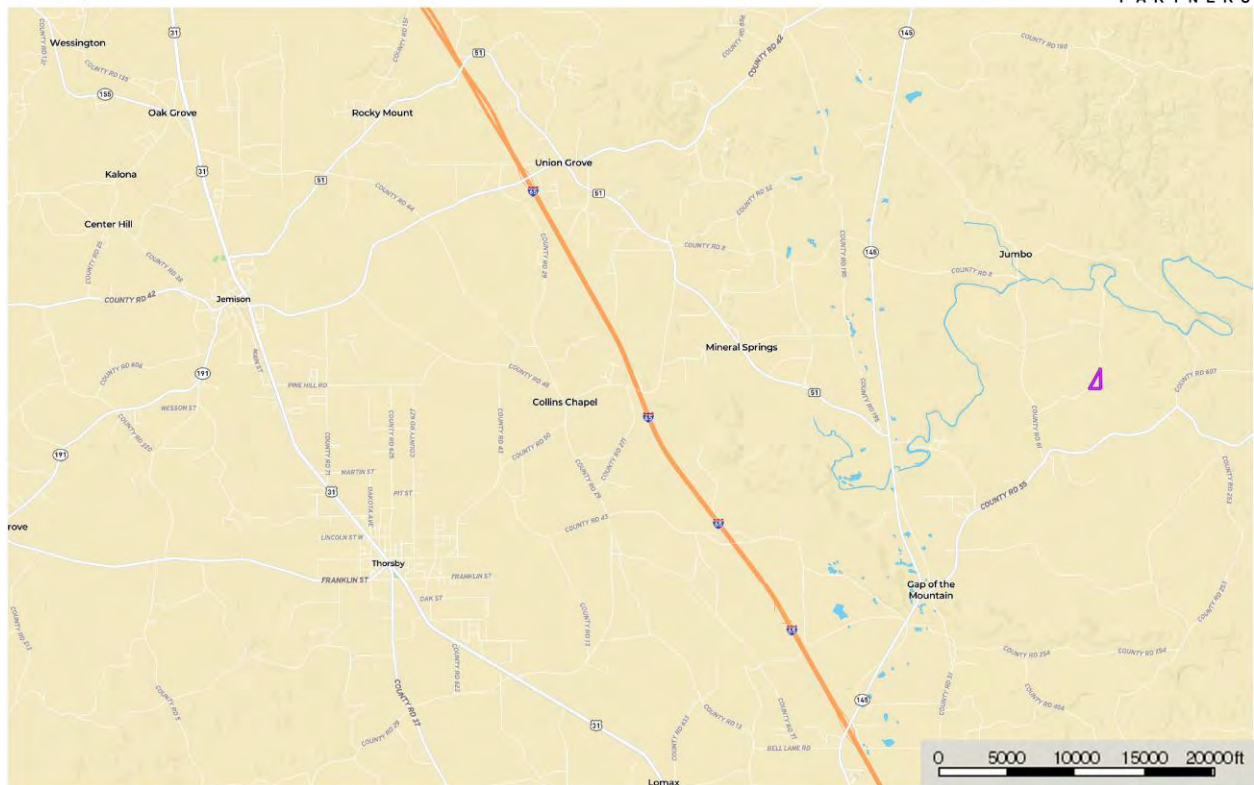
P O Box 590045
Homewood, AL 35259

- Located in north Chilton County about 5 miles northeast of Clanton (the county seat)
- It is about 5 minutes from I-65 Exit 212 (AL Hwy 145), and about 40 minutes to the intersection of I-65 and I-459 in Hoover
- About 1,300 feet of frontage on gravel County Road 197
- Public water available about 1,100 feet west of the southwest corner on Co Rd 197 and power is available about 100 feet east of the northeast corner
- 3 or 4 nice home sites on knoll-top locations
- Timber was cut in 2020. Significant 1-year old volunteer pine seedlings are established on a substantial portion of the property
- An additional adjoining 53 acres is also available for purchase

All distances, acres and location of boundary line flagging are estimates and should be independently verified

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Alabama, AC +/-

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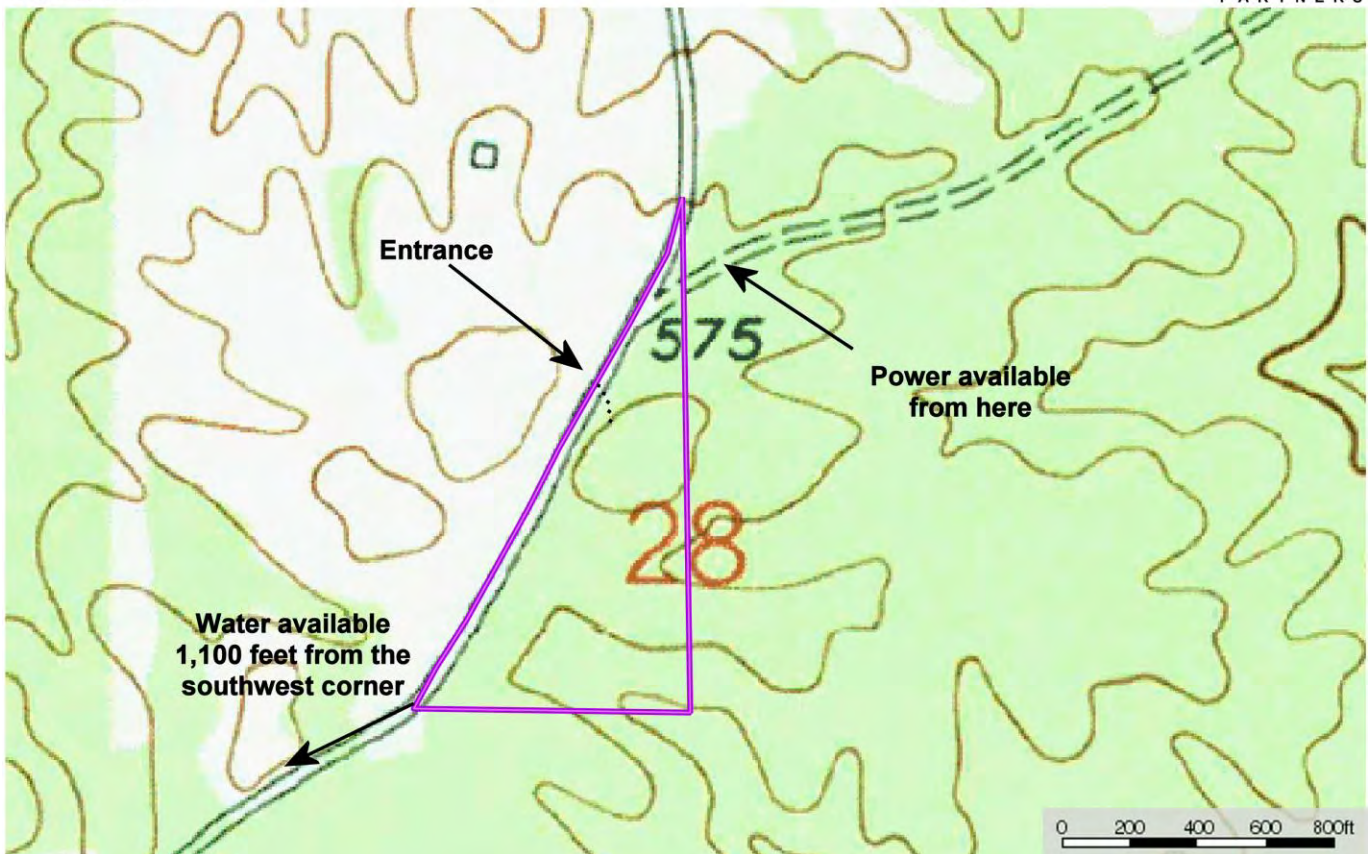
Directions from the intersection of I-459 and I-65 at Hoover: (40 minutes to the property)

From this intersection, head south toward Montgomery on I-65 for 37.9 miles. Exit I-65 at Exit # 212 (AL Hwy 145) and take a left (head north) on AL 145 for 1.6 miles to County Road 55 (at Hickory Chip BBQ). Take a right and go 2.3 miles to County Road 61. Take a left and go 0.5 miles to County Road 197 (at Bethel Baptist Church). Take a right and go 1.0 miles to the entrance to the property on the right (south side of the road). Look for the Cyprus Partners sign. You are welcome to look on your own. Download the brochure from the web site and use the topo map as a guide, or you can set up an appointment with the agent. Call Tom Brickman at 205-936-2160. The entrance is located at Lat: 32° 56' 47.7" N.; Lon: 86° 34' 28.6" W.

Topographic Map
(scale: south line of property is about 1/8 mile long)

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Alabama, AC +/-

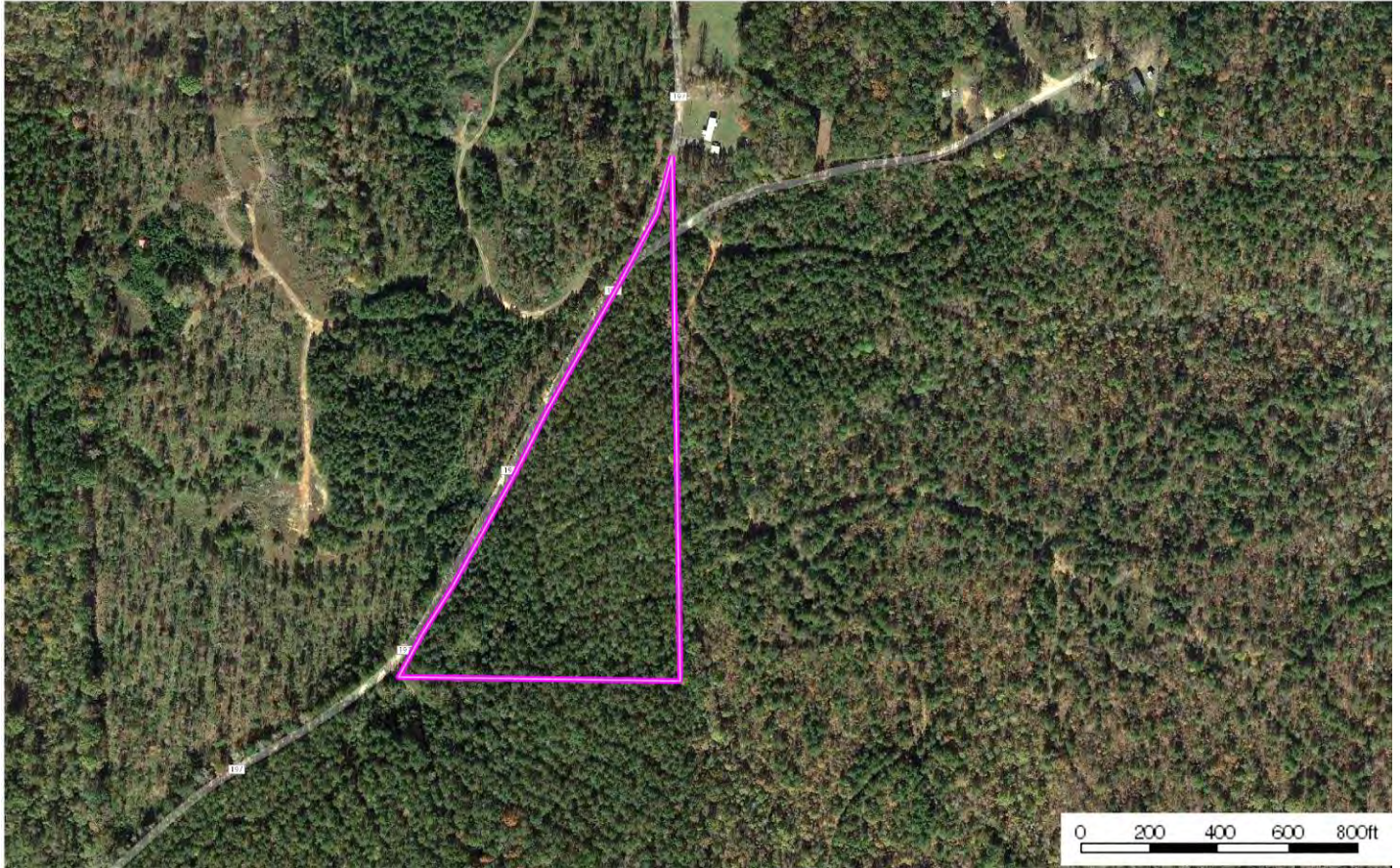
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Aerial Photo

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Alabama, AC +/-

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