

# Chilton Co., AL

**SEE PHOTOS**  
www.cypruspartners.com

Reference # 556

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

## Land For Sale

### 271 acres

### \$677,500

Exclusive Agent For Owner

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- Located in central Chilton County about 6 miles southeast of Clanton
- It is about 48 minutes from Birmingham (intersection I-459 & I-65), or about 36 minutes from Montgomery, AL (intersection of I-65 & Northern By-pass)
- The property fronts for about 1,300 feet on gravel public Co Rd 480
- Access into the property is on a woods road whose use is exclusive to the property owner (a second woods road crosses the northeast corner for about ¼ mile and may be used periodically by a timber company, but can be gated by the owner)
- Power and water are available from the Co Rd.
- This forested property has numerous nice house sites
- There are 3 un-named "blue-line" creeks that cross the property. One of them appears to flow all year long. The other two may also, but are shown as "semi-permanent" on the USGS topo map.
- Excellent timber investment with about 93 ac of 24-year-old planted loblolly pine, 76 acres of 7-year-old planted loblolly pine, 83 ac of hardwood timber along creeks and drains and 19 ac that was clearcut in about 2018 and not replanted
- The hunting on the property is excellent due to the creek frontage, and the mix of bottomland hardwood and planted pines. There are several wildlife food plots
- The Main Gate is locked, so call the listing agent, Tom Brickman at 205-936-2160, for access info or 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

Google Maps Pin – Location of Main Gate: <https://maps.app.goo.gl/nGrRExZ1t7EPHY2PA>

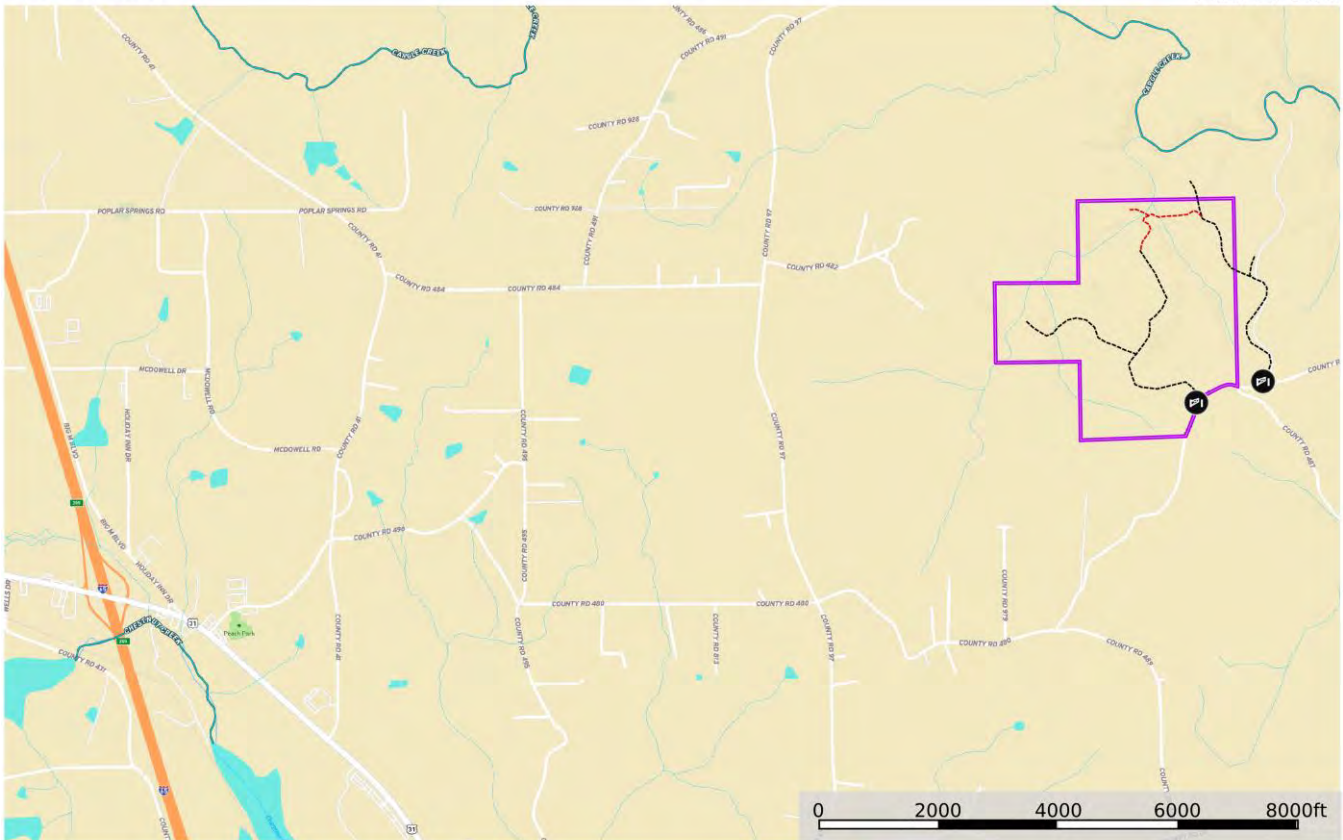
From the intersection of I-65 and U S Hwy 31 in Clanton, AL (Exit # 205) - about 11 minutes to the property.

Head south on Hwy 31 away from Clanton for 0.3 miles. Take a left onto Co Rd 490 / Bradberry Lane (next to the Peach Park store) and go 1.0 mile. Take a right onto Co Rd 480 and go 2.2 miles. Take a left to stay on Co Rd 480 and go 0.9 miles to the Main Gate on the left / north side of Co Rd 480. The gate is locked. You are welcome to look at the property on your own. Call the agent, Tom Brickman, 205-936-2160, to get the access code, or to arrange a guided visit if you prefer. If you go on your own, we suggest you take the brochure from the web site with you on your smart phone because it has maps, aerial images and a live link to Google Maps that will take you to the property.

## Location Map

map\_location\_abernathy271  
Alabama, AC +/-

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Gate    - - - - - ATV only    - - - - - Road / Trail 1    - - - - - Road / Trail 2    - - - - - Road / Trail 3    - - - - - Road / Trail 4    - - - - - Pipeline    - - - - - Stream, Intermittent    - - - - - River/Creek    Water Body

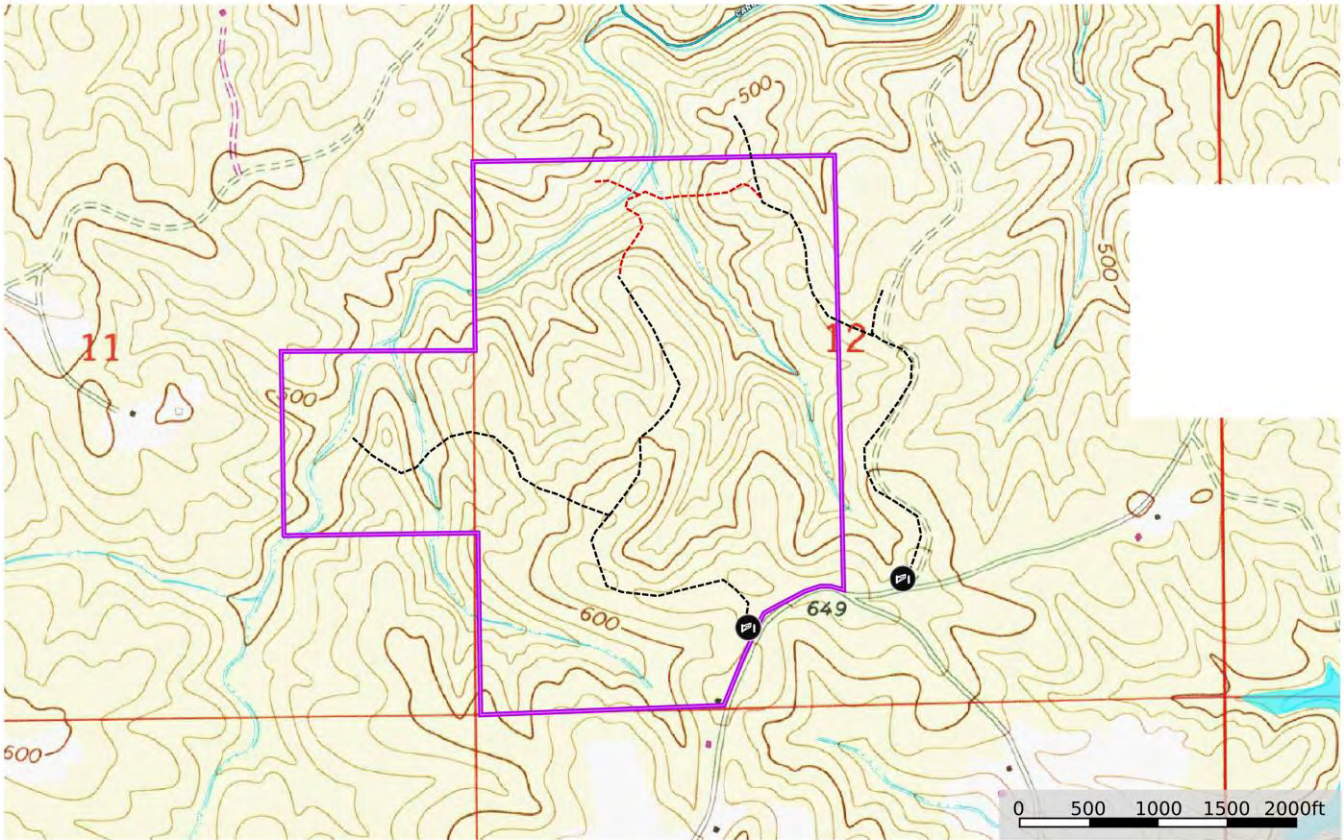
Tom Brickman  
P: 205-936-2160    www.cyruspartners.com

**id.** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

# Topographic Map

map\_topo\_abernathy271  
Alabama, AC +/-

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PI Gate - - - - - ATV only - - - - - Road / Trail 1 - - - - - Road / Trail 2 - - - - - Road / Trail 3 - - - - - Road / Trail 4 - - - - - Pipeline - - - - - Stream, Intermittent - - - - - River/Creek Water Body

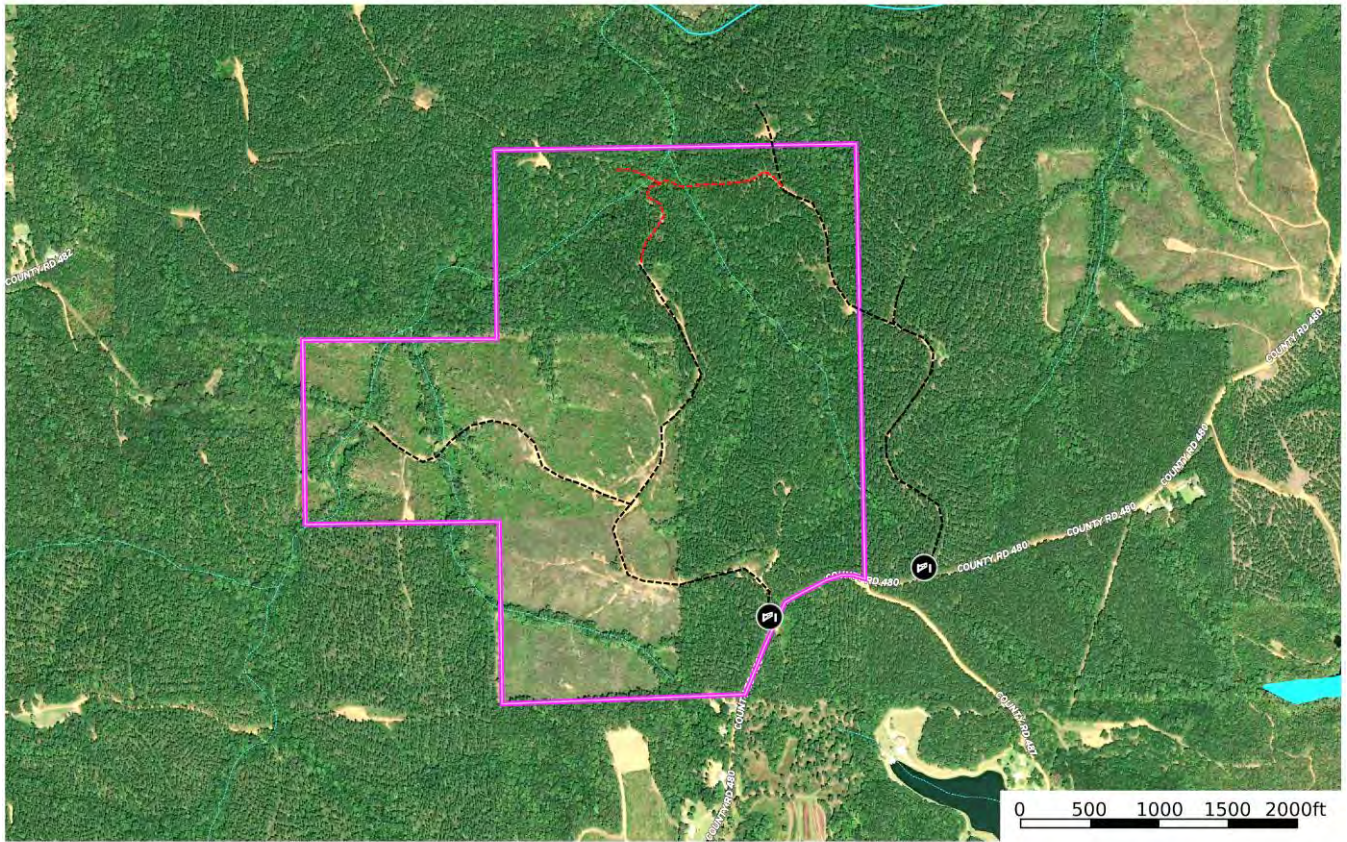
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# Aerial Photo

map\_aerial\_ibernathy271  
Alabama, 20C-411

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- PI Gate
- ATV only
- Road / Trail 1
- Road / Trail 1
- Road / Trail 2
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