

# Chilton Co., AL

SEE PHOTOS  
ON WEB:

www.spencemaynor.land/7ac

Reference #382

Contact Spence for info:  
205-500-0437

## LAND FOR SALE

# 7 AC +/- \$23,000

Exclusive Agent for owner:

## CYPRUS PARTNERS

P O Box 43633  
Birmingham, AL 35243

- Wooded home site land: 2 miles to I-65 Exit 205, 6 miles to Lake Mitchell, and 7 miles to Clanton.
- Access via 393 ft. frontage on CO RD 480 (paved, public.)
- Power, City Water, Telephone available at the County Road.
- No restrictions, no covenants, no HOA.
- 1,300 ft. frontage on Dry Creek (Good Water Flow.)
- Not in FEMA designated floodplain zone.
- Natural stand of timber consisting of 5 AC +/- Mature hardwood; 2 AC +/- Pine.
- Terrain is level to 10 percent slopes.
- Current use is woodland.
- Best use is residential home site.
- Surrounding area is residential, woodland, hunting, and recreation land.
- Survey available upon request.
- Click [HERE](#) to view property website.
- Click [HERE](#) to view interactive property map.

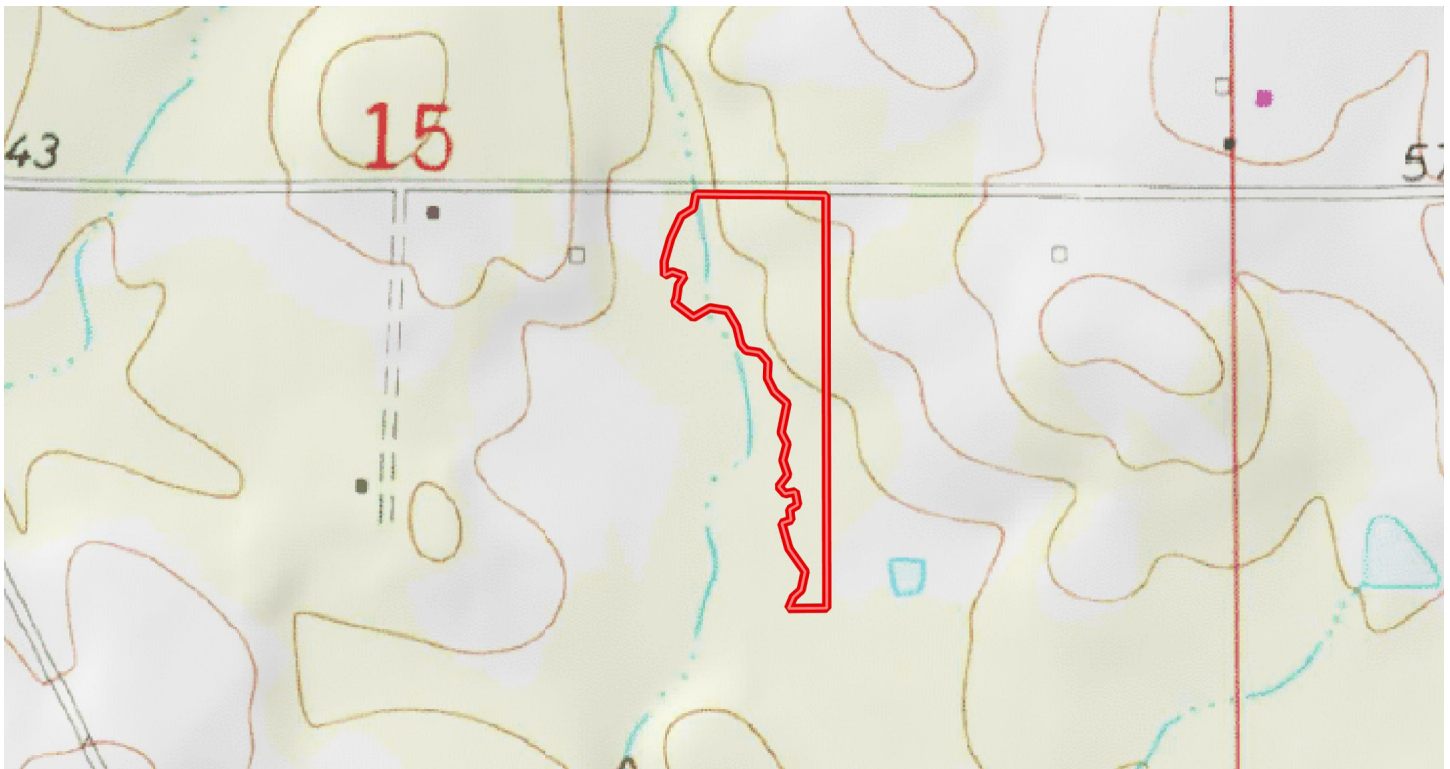
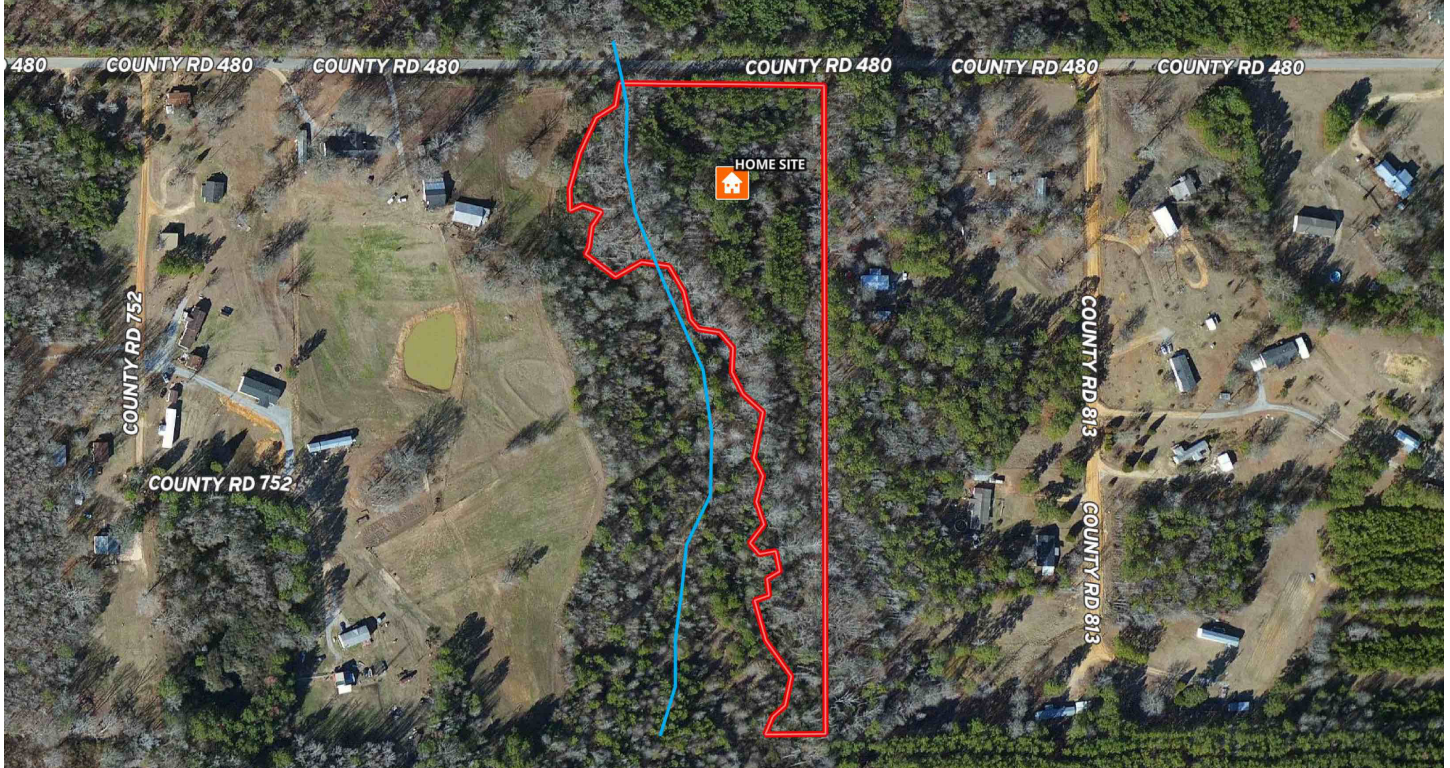


\*All distances and acres are estimates and should be independently verified

**APPROXIMATE ADDRESS:** 1242 CO RD 480, VERBENA, AL, 36091 **COORDINATES:** 32.8016, -86.5493

**DIRECTIONS FROM I-65 EXIT 205:**

1. Turn left onto AL-22 E/US-31 S (0.4 mi)
2. Turn left onto CO RD 490/ Bradberry Ln (1.0 mi)
3. Turn right onto CO RD 480 (0.6 mi)
4. The destination 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 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.