

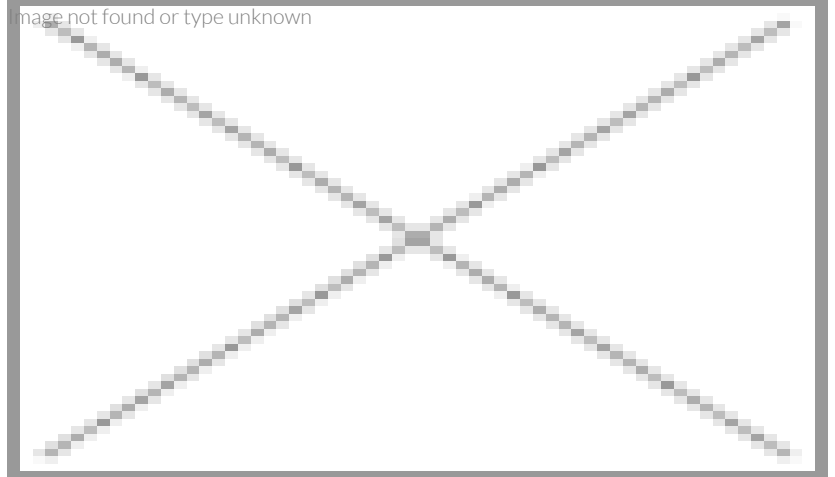


90 ac. - Shelby Co. - Harpersville Tract

| \$ 349,900

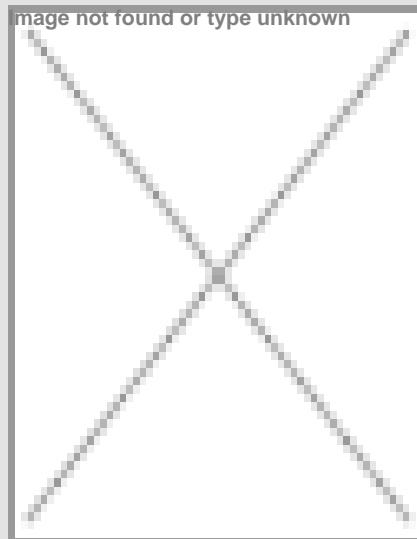
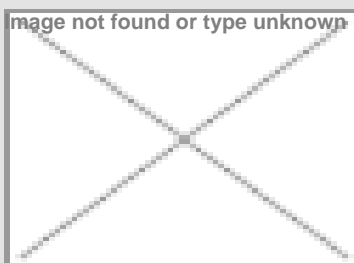
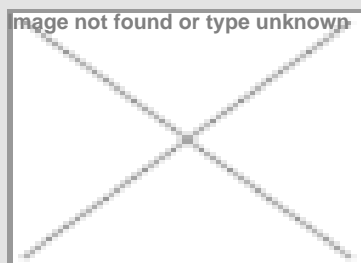
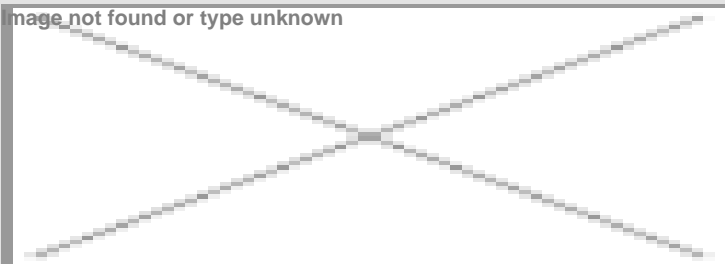
HIGHLIGHTS

- 30 +/- acres of Leased Row Crop
- Internal Road Network
- Diverse Pine Plantations & Hardwoods
- Paved Road Frontage
- Year Round Rock Bottom Creek
- Food Plots
- Hot Spring!
- 35 Min from 'The Summit'



DESCRIPTION

A fantastic 90+/- acre property located in Shelby County less than two miles from Harpersville, Alabama. The tract boasts a year-round rock bottom creek and has a 30 +/- acres in leased row crop land at the rear of the property. The property itself has outstanding diversity with mature hardwood and pine timber. The topography is fairly flat but has just enough roll to give it some character. Tucked away in the hardwoods just a few feet away from the gentle flowing creek is what appears to be a natural hot spring. With wonderful natural amenities and good neighbors, this tract has a little taste of the best attributes one can find in land. Combined with the location and close proximity to Birmingham, this is an outstanding property at a competitive price. This tract would be ideal for a family or group of hunters looking for a great recreational property close to Birmingham. If you're in the market for an excellent hunting and recreation tract with annual lease income, this is a must see! THIS TRACT IS SHOWN BY APPOINTMENT ONLY. FOR MORE INFORMATION OR TO ARRANGE A TOUR, CONTACT: ADAM ADERHOLT BROKER, NORTH AL. BRANCH TUTT LAND COMPANY (205) 410-2699 adam@tuttland.com Directions: From



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