



John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

MACK BRASHER
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DOGWOOD TRACT

65 +/- Acres
MONTEVALLO, AL



LOCATION: Scott Road – Montevallo, AL 35115 (Shelby Co.)

ACREAGE: 65 +/- Acres

LAND USE: Country Home Estate / Recreational Land

PRICE: \$295,000

SPECIAL FEATURES: Welcome to the “Dogwood Tract.” The property is centrally located between Maylene & Montevallo on CR 22 in what was previously the “Little Gem” mining community and just 6.5 miles west of I-65 and only 15 minutes to downtown Alabaster. Markedly, the tract is characterized by approximately 29 acres of a well-stocked stand of Mature Loblolly Pines & a variance of upland Oak Species with considerable merchantable value and 1200’ of water access via a rock outcrop and rock-bottom tributary of “Little Cahaba Creek.” Adjacent to the west of the property is thousands of acres of managed Timberland that are host to and a safe haven for trophy whitetail deer and turkeys. Also notable is there are a number of interior trails throughout for recreation via atv or utv. Finally, the tract boasts a surplus of options for access with frontage on 3 roads: offering development potential and/or strategic access points for your discretion:

- 1750’ – Scott Road
- 640’ – County Road 22
- 500’ – Dogwood Circle

AGENT: Mack Brasher – 205.495.4650 | Mack@JohnHallCo.com

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

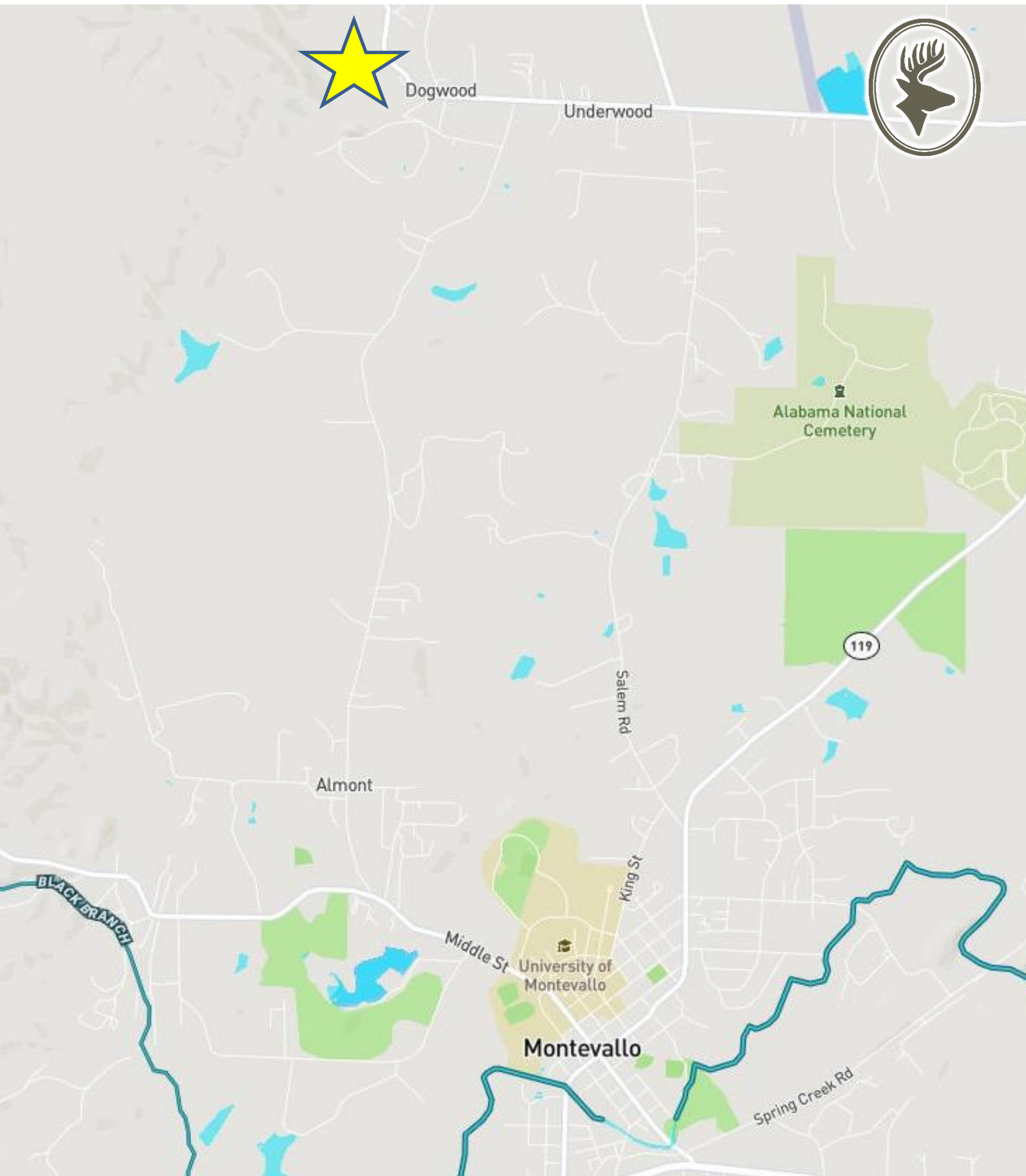
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QUICK FACTS

- **Address:** County Road 22 – Montevallo, AL
- **School District:** Shelby County Schools
- **Shelby Co. Parcel #:** 27-3-05-0-002-053-000
- **Water & Utilities available at County Road 22**
- **Convenient to “Shoal Creek at Orr Park”**
- **Convenient to Alabaster & Pelham**
- **6.5 Miles west of I-65**
- **Property Taxes:** \$1316.44
- **The city of Montevallo** is the kind of place many Americans would consider their dream hometown. With a population of about 5,000, Montevallo offers the best of small-town life quality within only a short drive of Birmingham, Alabama's largest metropolitan area. With the state's only public liberal-arts university, the University of Montevallo, located in the heart of the city: cultural and athletic events are abundant. Essentially an old-fashioned town with a modern twist.
- **Montevallo has been voted** *one of the best places to live in Alabama via niche.com*
- **Freshly paved roads** enroute to the Subject property with scenery encompassing small-scale agriculture and well-kept small gentleman farms with silos, white vinyl fencing and wood fencing along the way.
- **Annual Events** can be found on the City of Montevallo’s website:
<https://www.cityofmontevallo.com/AnnualEvents.aspx>
- **15 minutes to Alabaster, 20 Minutes to Helena, 25 minutes to Pelham, 40 minutes to Birmingham.**

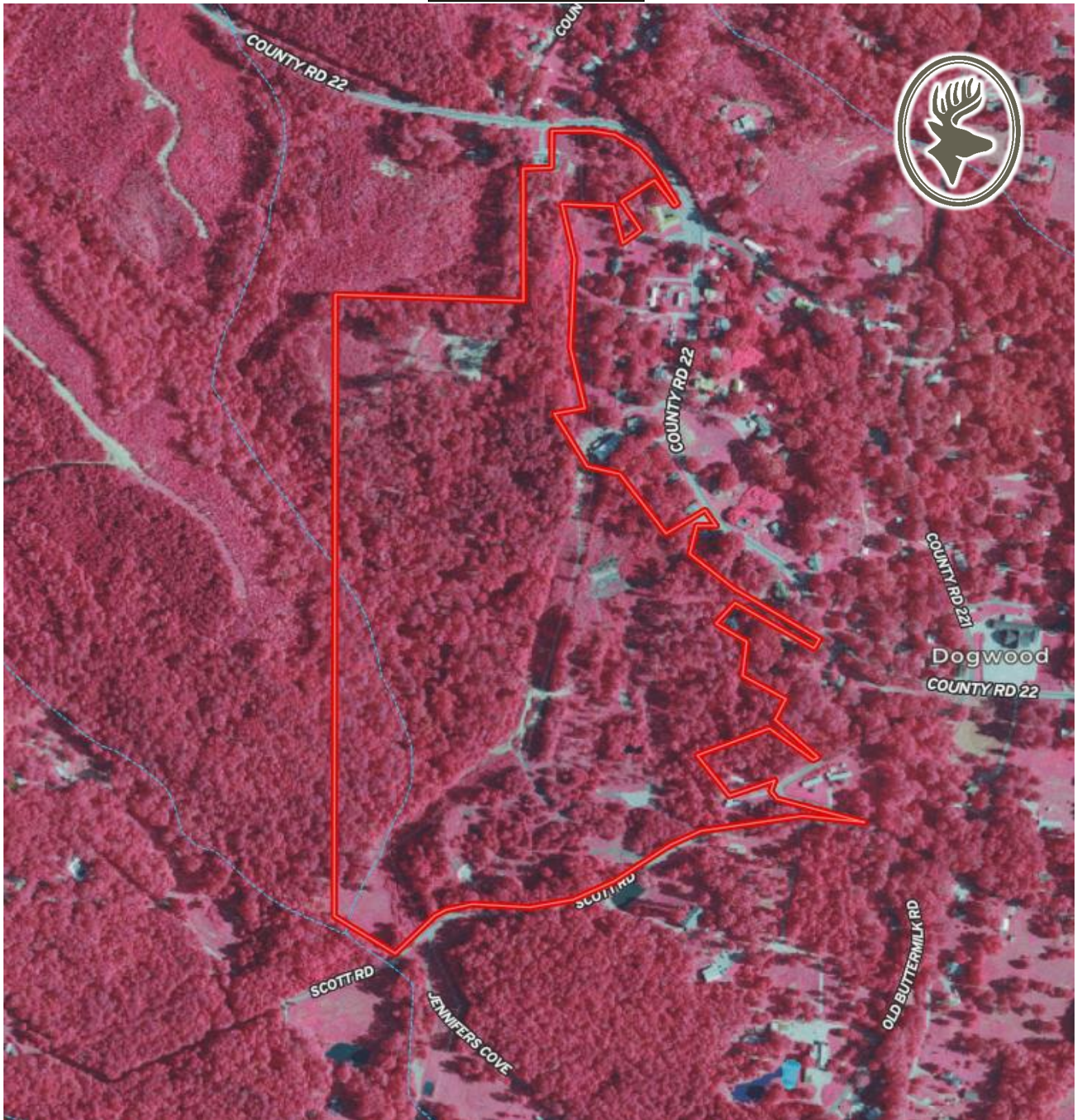
Property Location



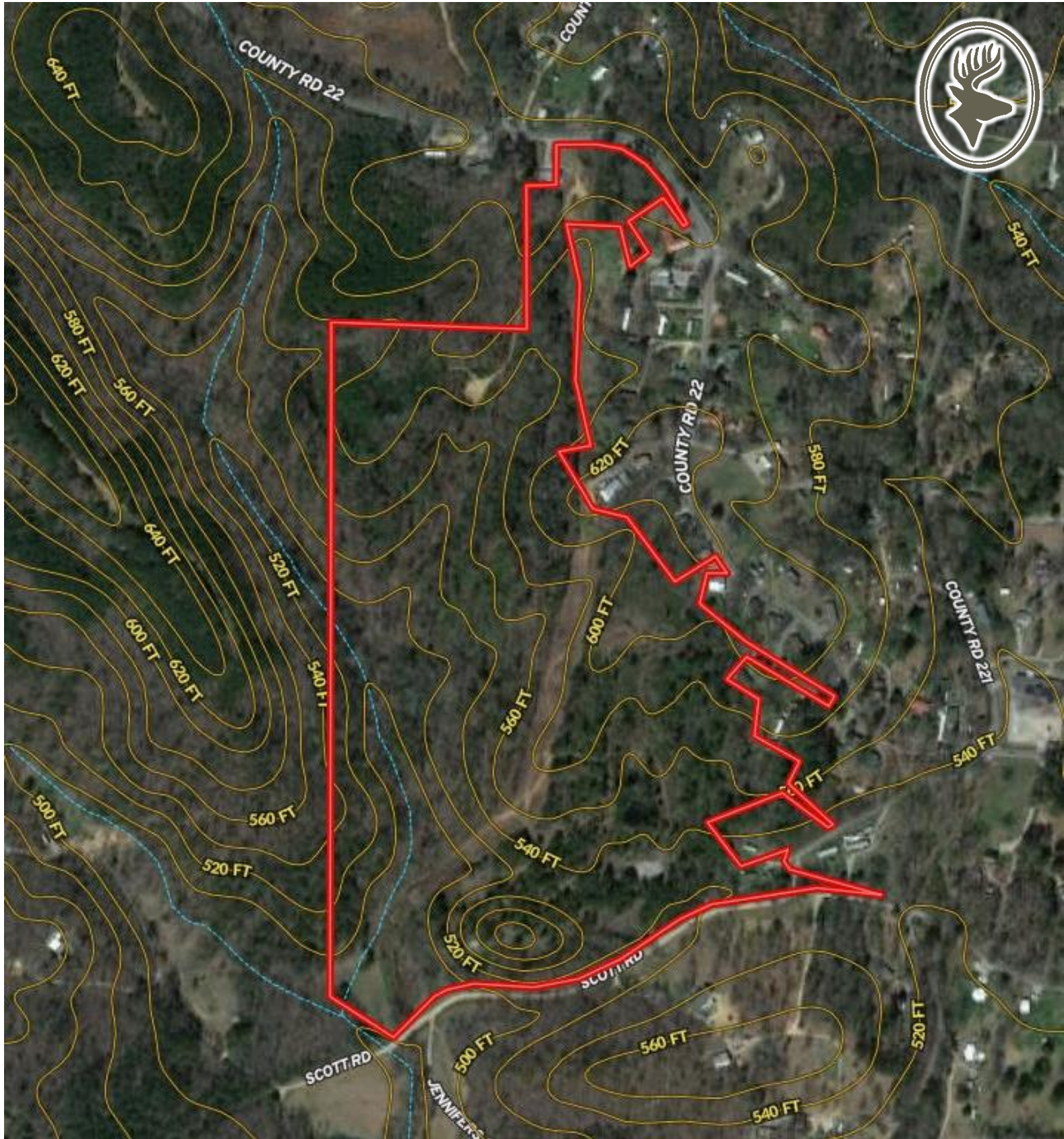
Aerial Map

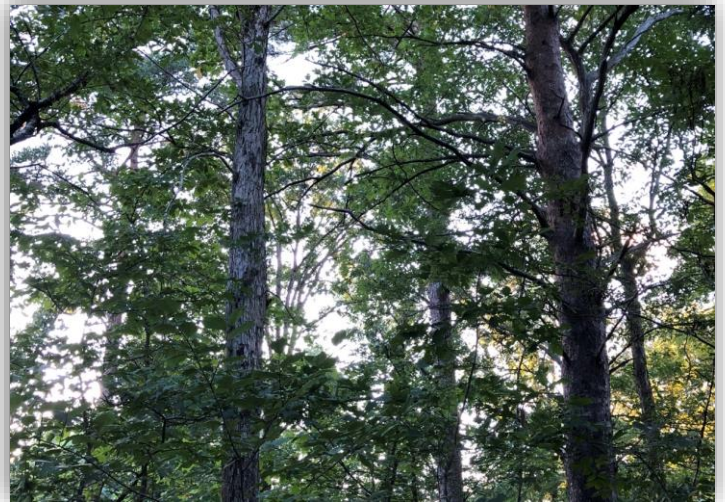
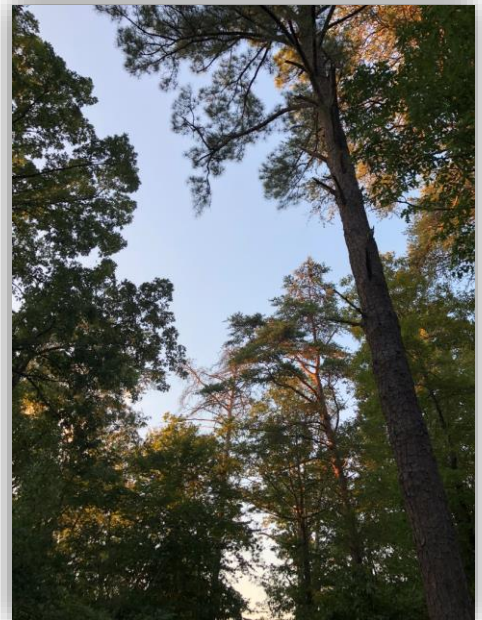


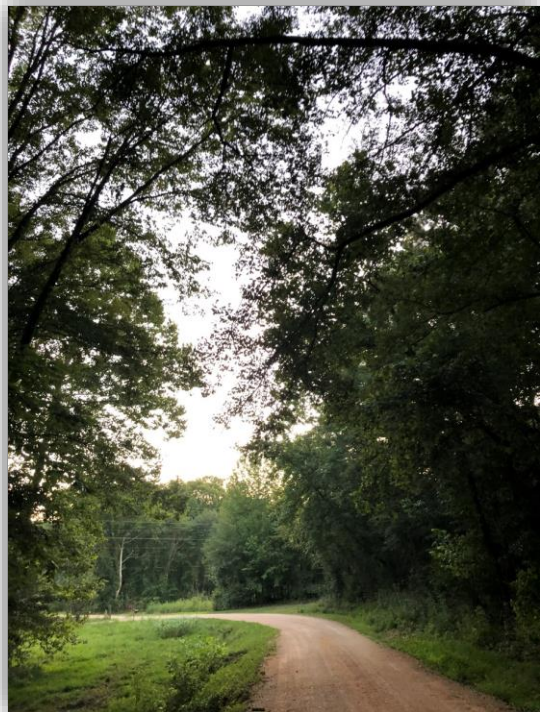
Infrared Map



Topo Map









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