

Larson & McGowin

PROPERTIES

Blue Springs FARM

327± Acres In Shelby County, Alabama

\$1,300,000



Located just outside the city limits of Wilsonville, AL in Shelby County, the 327± acres of Blue Springs Farm offer an amazing escape just 25 miles from The Summit Shopping Center. The property is open pasture with scattered pockets of timber as well as an approximately 14-acre lake and Four Mile Creek meanders along the northern boundary providing year-round water and a wildlife corridor. A quaint 3-bedroom house is centrally located on the property with amazing views of the surrounding pastures. The property is subject to a generous conservation easement limiting some uses but allowing the owner to create the perfect rural escape. Offered at \$1,300,000



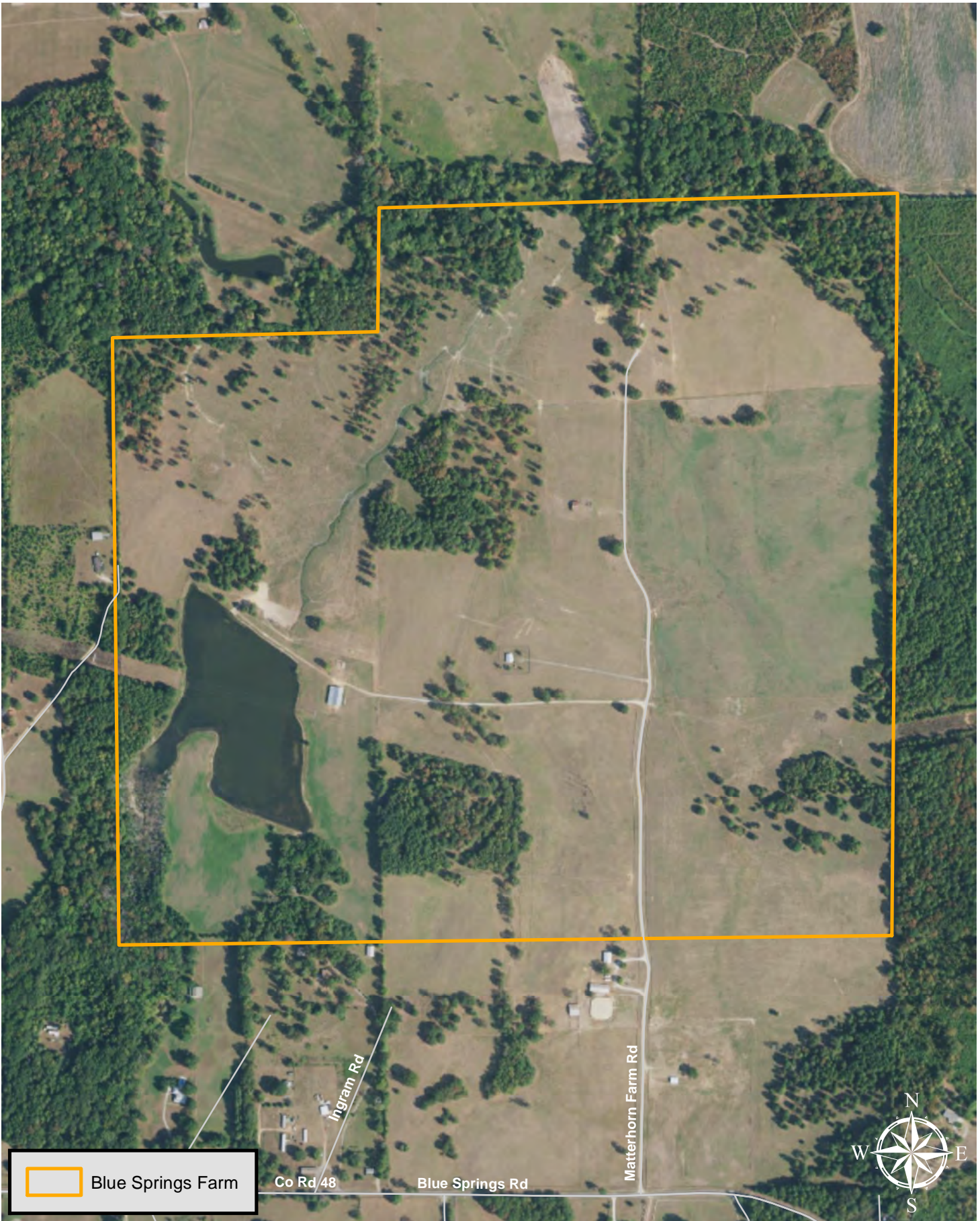
**Chandler
Graham**
Qualifying Broker


cgraham@larsonmcgowin.com

Phone: 205.977.7706 | Mobile: 334.734.1382

www.larsonmcgowinproperties.com

500 Office Park Drive Suite 430 Birmingham, AL 35223 | Branch Offices: Greenville, Alabama | Mobile, Alabama | Merryville, Louisiana
Licensed in AL, MS, TN, LA, TX, AR, GA, KY, FL, & SC



 Blue Springs Farm

1,320 660 0 Feet

Blue Springs Farm
327.38 Acres
Shelby County, AL

Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed.

February 16, 2021

**Larson &
McGowin**
PROPERTIES



- Resource Protection Areas
- ADA-Existing_Homesite
- ADA-Reserved_Homesite
- Blue Springs Farm

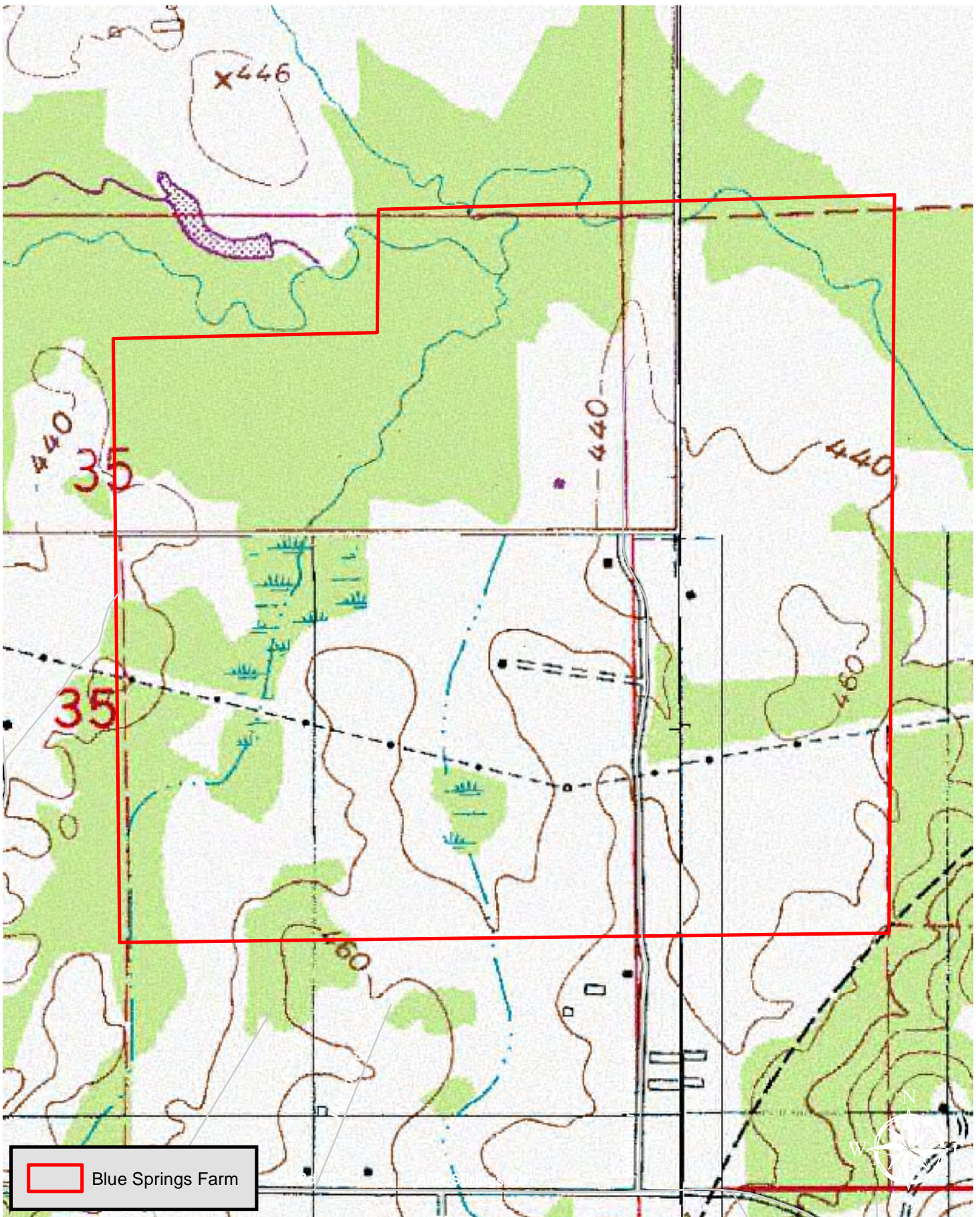
1,320 660 0 Feet

BlueSprings Farm
327 Acres
Shelby County, AI

February 22, 2022

Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed.

Larson & McGowin
PROPERTIES

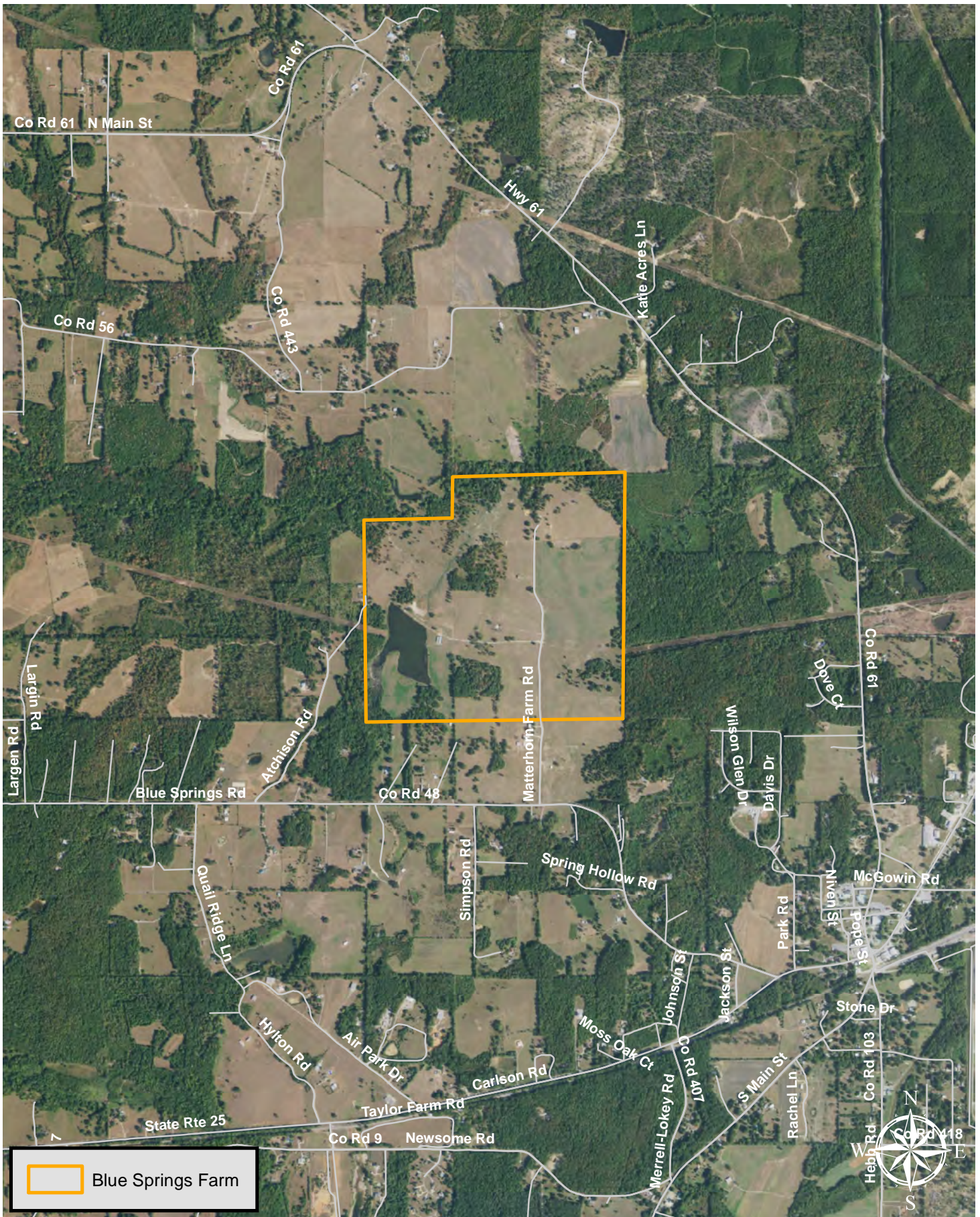


Blue Springs Farm
327.38 Acres
Shelby County, AL

February 16, 2021

Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed.

**Larson &
McGowin**
PROPERTIES



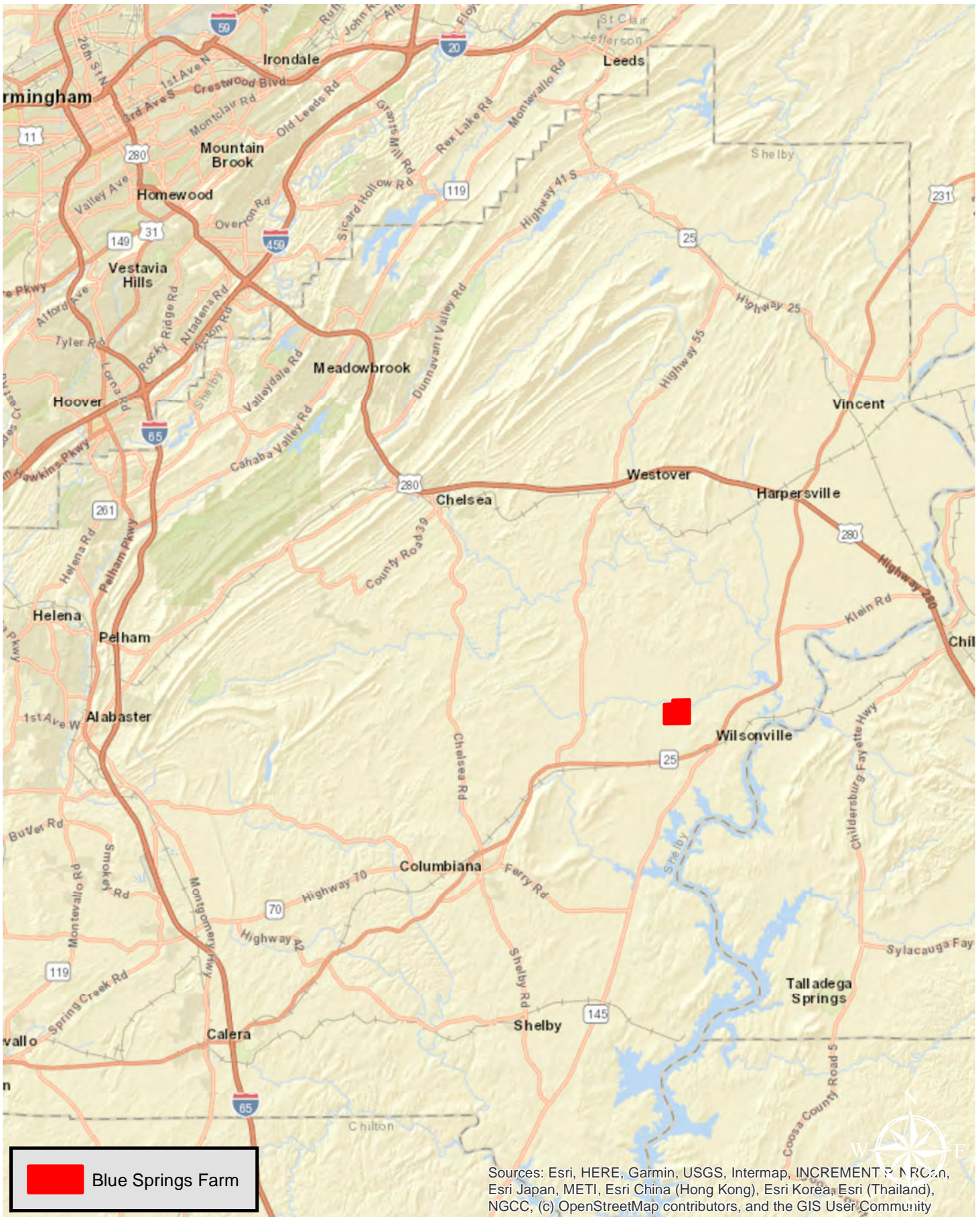
1,320 660 0 Feet

Blue Springs Farm
327.38 Acres
Shelby County, AL

Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed.

February 16, 2021

**Larson &
McGowin**
PROPERTIES



Blue Springs Farm
327.38 Acres
Shelby County, AL

February 16, 2021



Map is for illustrative purposes only. Accuracy is neither warranted nor guaranteed.