

**6.79± Wooded Acres with Two Entrances — Minutes  
from Downtown Wilsonville**  
0 Dam Rd  
Wilsonville, AL 35186

**\$69,000**  
6.79± Acres  
Shelby County



**6.79± Wooded Acres with Two Entrances — Minutes from Downtown Wilsonville**  
**Wilsonville, AL / Shelby County**

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**SUMMARY**

**Address**

0 Dam Rd

**City, State Zip**

Wilsonville, AL 35186

**County**

Shelby County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

33.246485 / -86.485324

**Acreage**

6.79

**Price**

\$69,000

**Property Website**

<https://thelandcrafters.com/detail/6-79-wooded-acres-with-two-entrances-minutes-from-downtown-wilsonville/shelby/alabama/103559/>



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### **PROPERTY DESCRIPTION**

Located in the **Town of Wilsonville** in **Shelby County**, this **6.79± acre** property offers privacy, flexibility, and convenience in one hard-to-find package. **Under a mile from downtown Wilsonville**, you'll enjoy a quiet, country setting without sacrificing easy access to town.

The tract is **mostly wooded**, creating a natural buffer from the road and a good backdrop for a homesite. A **small open area** provides a ready-made spot for building, a garden, or outdoor living space.

A standout feature is **dual access from County Road 61** with **two separate entrances**-one from **Dam Road** and another from **Deer Path**. This layout gives you options for driveway placement, future plans, or simply added convenience.

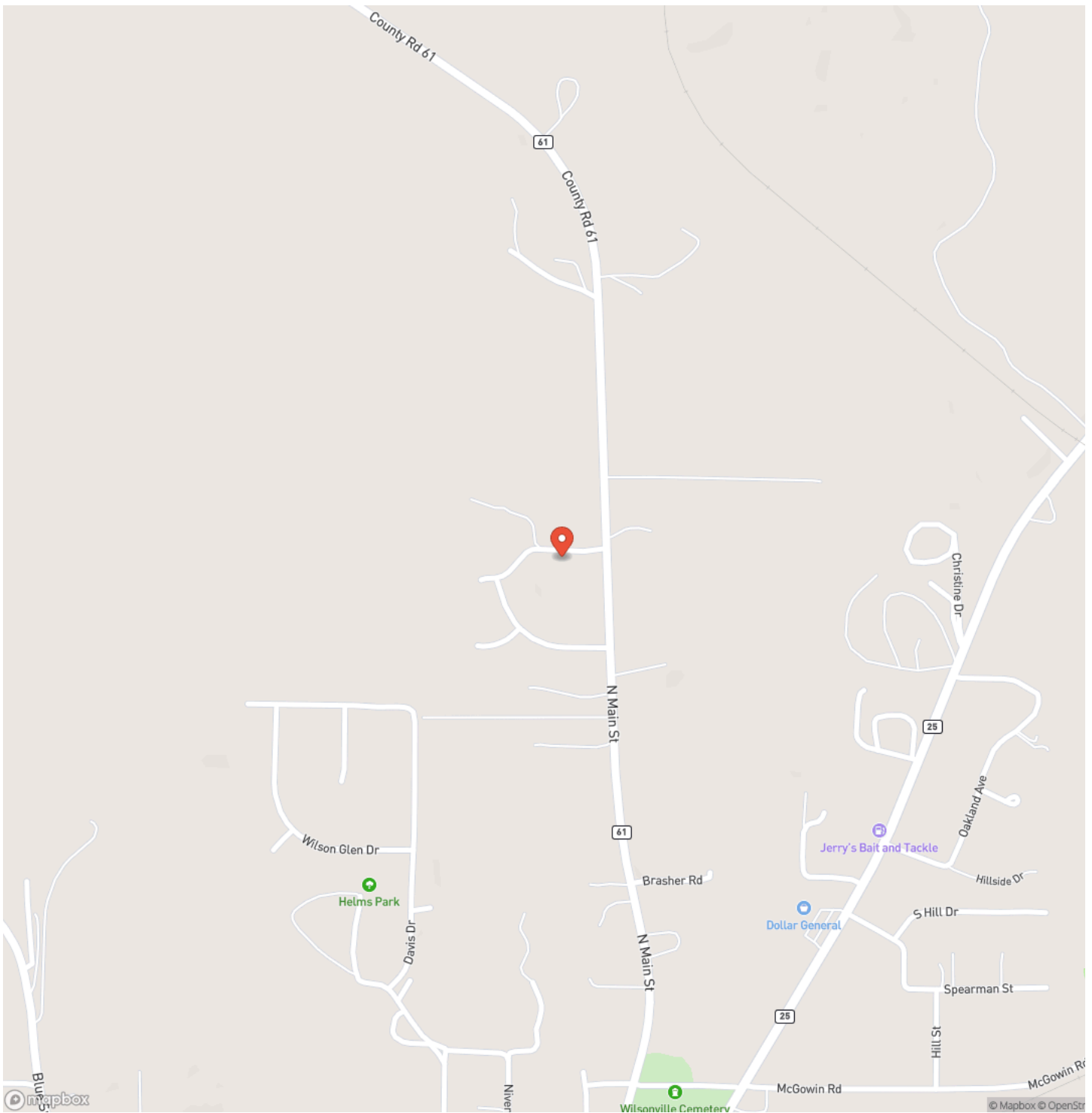
Whether you're looking to build your dream home, invest in land, or enjoy a private escape close to town, this property delivers space, seclusion, and accessibility.

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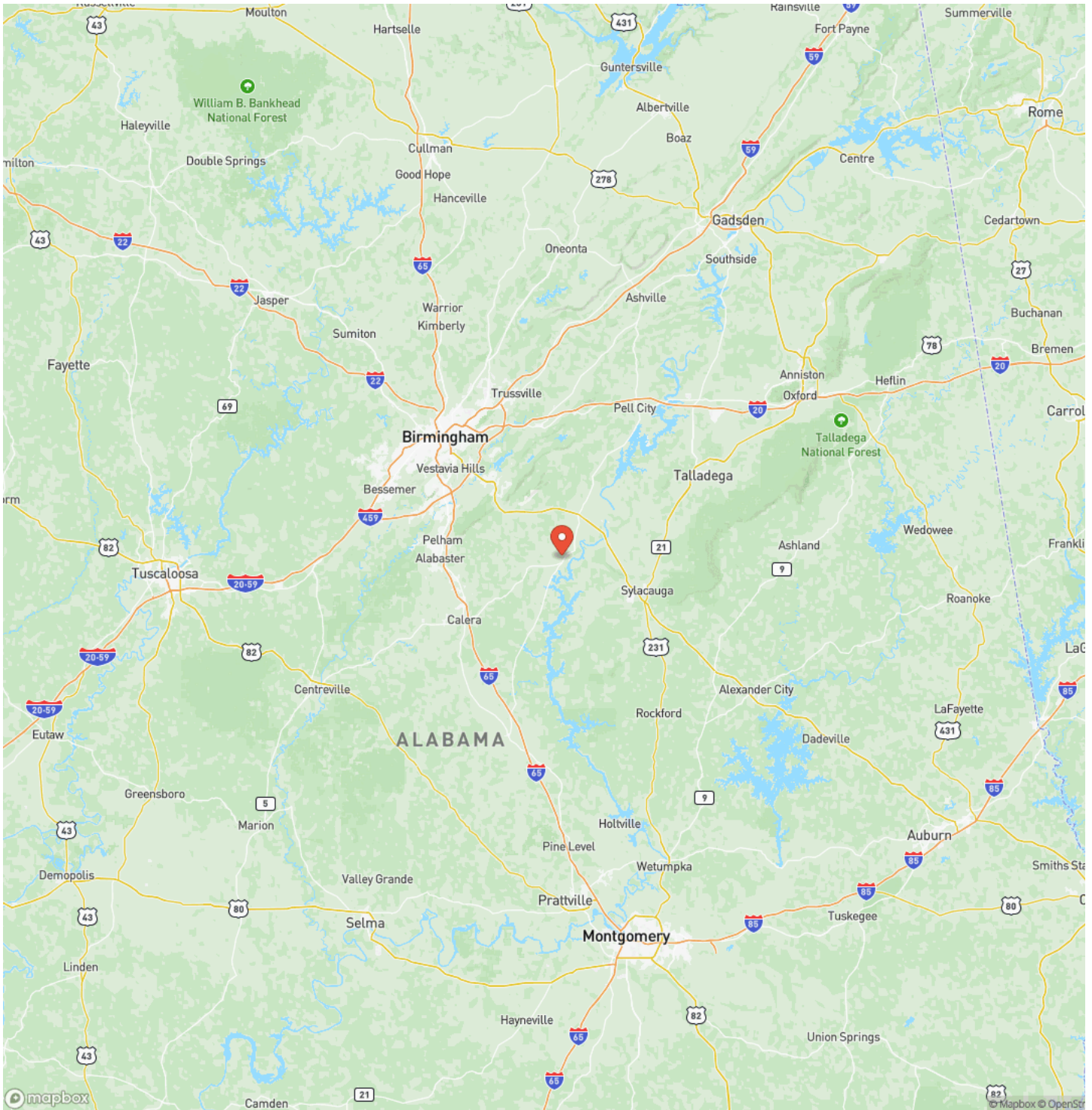


## Locator Map

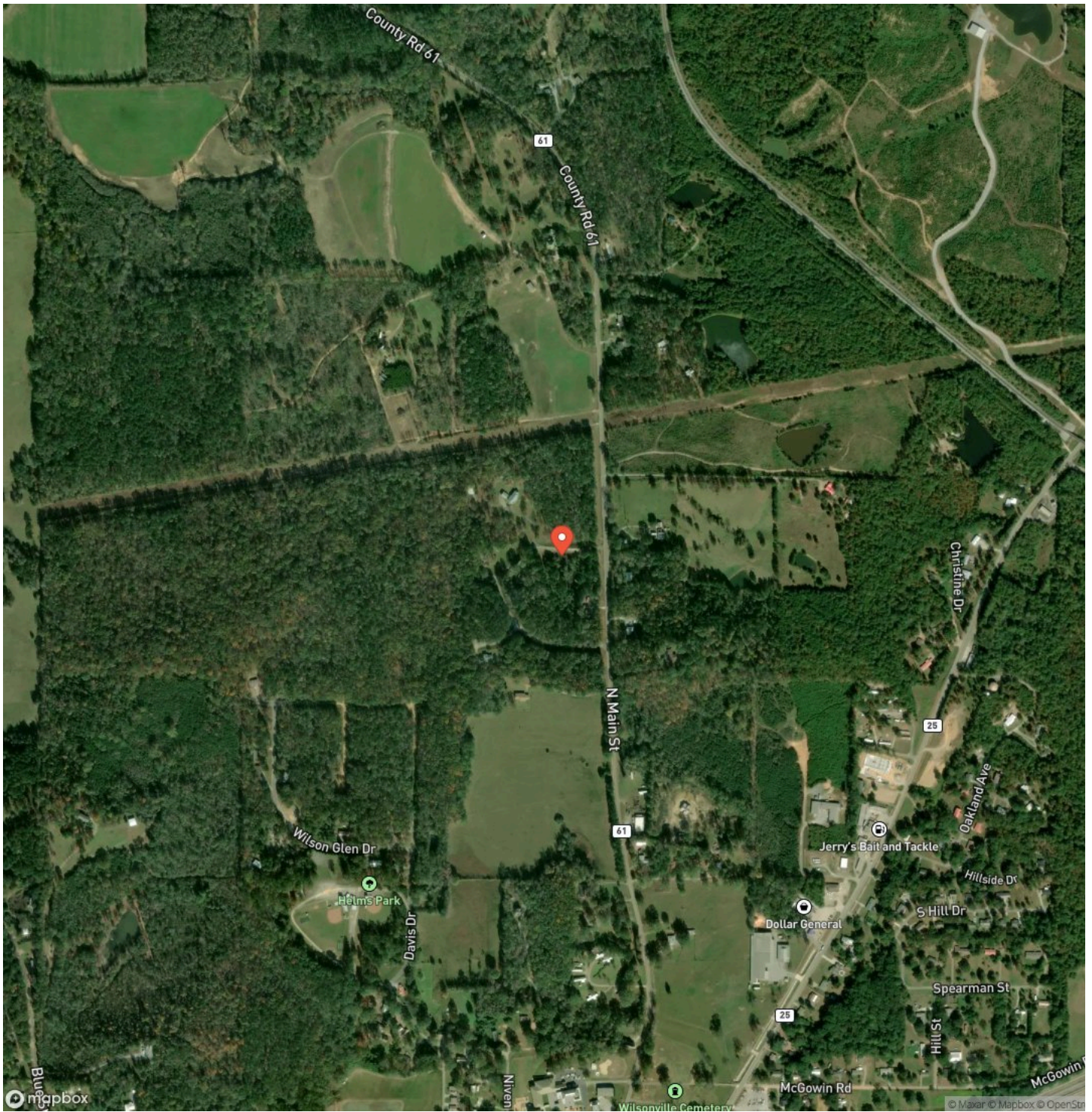


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## Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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