

**TWIN FOUNTAIN ROAD  
ROW CROP LAND**

**140 +/- Acres  
Monroe County, AL**

**\$770,000**

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**OVERVIEW:**

140 +/- in Frisco City that is established row crop land. Roughly 110 acres are cleared and leveled for row crop production. The remaining 30 acres are a mix of various timber. The property has a hard bottom gravel road that runs through the middle of the property. Minutes from Monroeville, AL. A great opportunity to have an income-producing property in a highly desire area.

**PARCEL #/ID:** 51-26-08-34-0-001-001.000,  
51-26-08-27-0-001-037.000,  
51-26-08-27-0-001-038.002,51-26-08-27-0-001-038.000

**TAXES:** (Call Agent for Details)

**ADDRESS:**

0 Twin Fountain Rd  
Frisco City, AL 36445

**LOCATION:**

Twin Fountain Road in Frisco City, AL dead ends into the property.

**ACREAGE BREAKDOWN:**

110 +/- acres of row crop land 30 +/- acres of mixed timber



## PROPERTY HIGHLIGHTS:

- Row crop land
- Land is leveled
- Deer and turkey are on the property
- Power is close
- Minutes from Monroeville, AL

## LEGAL DESCRIPTION:

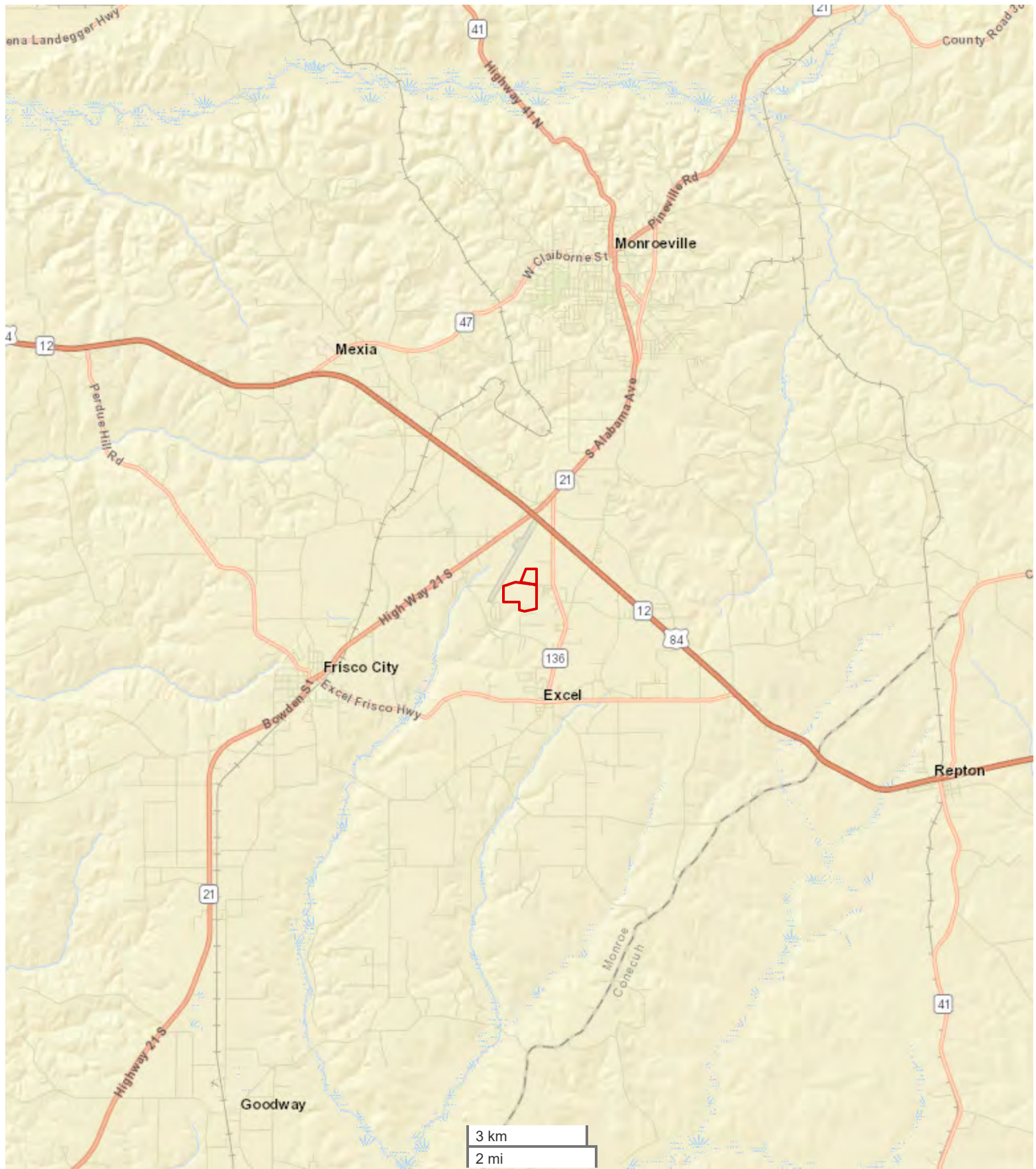
45 AC BEG SE COR OF W1/2 OF SE1/4; N 1625.31'; W'LY ALG N MARGIN OF DIRT RD TO W LN OF SE1/4; S 1355.64'; E 1305.25' TO POB. THAT PART OF E1/2 OF SE1/4 LYING SOUTH OF PUBLIC RD 21 AC(c) N1/2 OF NE1/4 OF NE1/4 LESS BEG SE COR THEREOF; W 350'; N 75'; E 350'; S 75' TO POB; ALSO THAT PART OF S1/2 OF NE1/4 OF NE1/4 LYING N OF WASDEN BRANCH

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=2234853](http://www.nationalland.com/viewlisting.php?listingid=2234853)



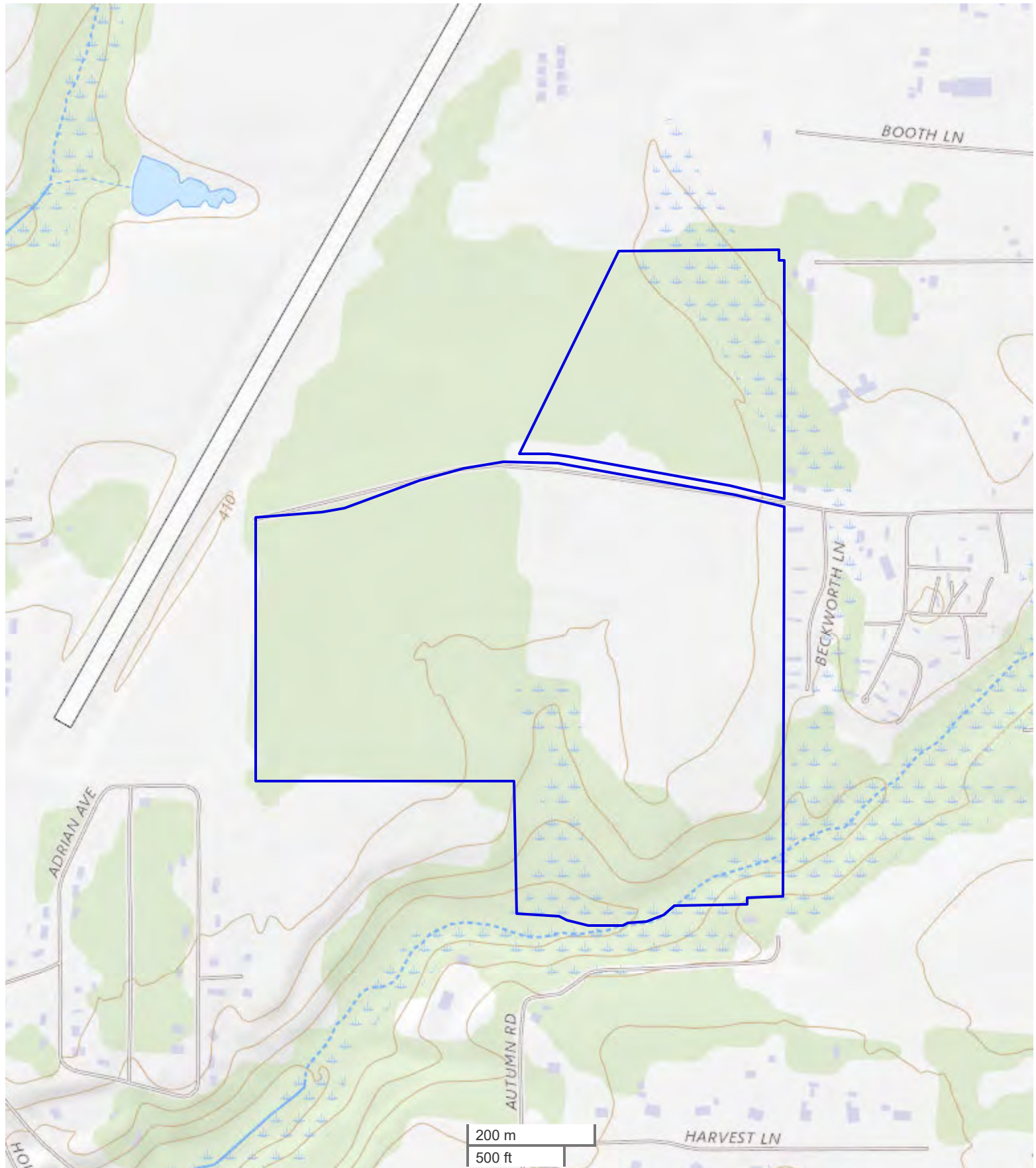












*All boundary lines noted in pictures, aerals or maps should be considered estimates and not relied on as legal documents or descriptions.*







**REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)**

**THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.**

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

**A SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

**A SUB-AGENT** is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

**A LIMITED CONSENSUAL DUAL AGENT** is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

**A TRANSACTION BROKER** assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

\*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

\_\_\_\_\_  
**Agent Print Name**

\_\_\_\_\_  
**Consumer Print Name**

\_\_\_\_\_  
**Agent Signature**

\_\_\_\_\_  
**Consumer Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Date**

**\*THIS IS NOT A CONTRACT.**