

DOWDY ROAD MINI FARM

17 +/- Acres
Walker County, AL
\$415,000

NATIONAL LAND REALTY®



**NATIONAL
LAND
REALTY®**

National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
www.NationalLand.com



Allan Hixon
Office: 205.343.2110
Cell: 205.799.1422
Fax: 205.343.2144
Ahixon@nationalland.com

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OVERVIEW:

Beautiful move-in-ready home sitting on 17+/- acres with plenty of room for a garden or a couple of horses. The property consists of a huge well-maintained and landscaped yard, some open land with a loaded-down blueberry patch, and woods with mature hardwood, and a small creek. It also includes a small barn and shed. The main level of the house has 3 bedrooms, 2 baths, a large great room with fireplace, a dining room, a large laundry room, and an awesome screened-in porch overlooking the beautiful backyard. The finished basement has a kitchen, great room, bedroom, full bath, and a laundry area. There is also a basement garage with a roll-up door that's perfect for a shop. For more information or to set up a showing, call Allan Hixon at 205-799-1422.

PARCEL #/ID: 1603050001088000, 1603050001089001

TAXES: (Call Agent for Details)

ADDRESS:

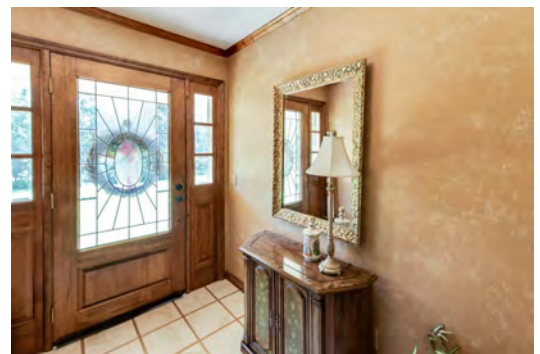
283 Dowdy Road
Jasper, AL 35504

LOCATION:

Contact us for property location details.

ACREAGE BREAKDOWN:

17+/- acres



PROPERTY HIGHLIGHTS:

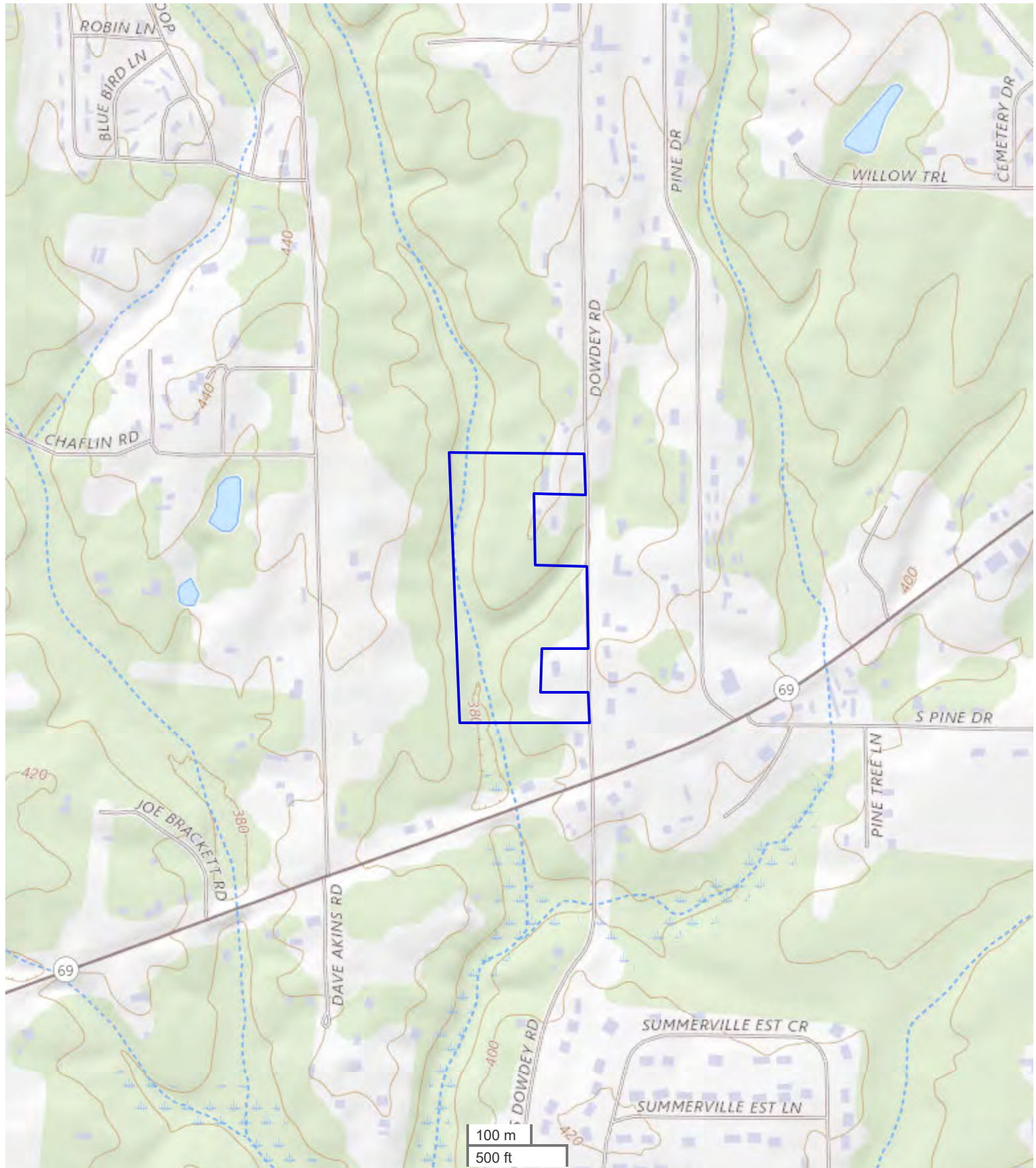
- Move-in-ready home
- Well-maintained and landscaped yard
- Small barn and shed
- Creek
- Main level of home is 3BD/2BA
- Finished basement 1BD/BA

VIEW FULL LISTING:

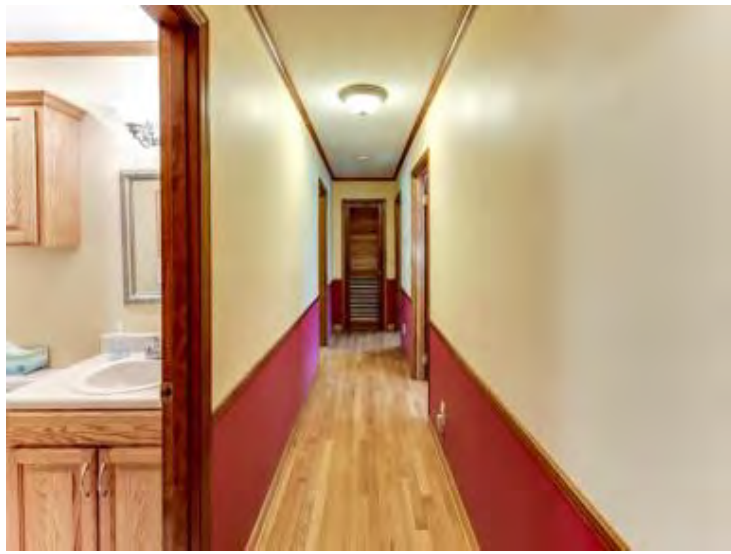
www.nationalland.com/viewlisting.php?listingid=2288975













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.**