

KINGS LANDING

2,745 +/- Acres

Dallas County, AL

Call For Price

NATIONAL LAND REALTY®



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**OVERVIEW:**

Kings Landing is an exceptional recreational property. Located in Alabama's fertile Black Belt soil region along the Alabama River drain basin, an area that consists of thousands of acres of bottomland hardwoods and very productive farm land, and is considered to host some of the best trophy deer and turkey hunting in the Southeast. This all-inclusive property is well suited for a family retreat, commercial hunting operation, or a corporate event venue. Properties with the qualities of Kings Landing rarely come up for sale. Do not miss out on this unique opportunity. Call for your personal guided tour. Property will be conveyed by statutory warranty deed as is, where is. For more information, contact Bob Jamison at (205) 454-2239 or Jerry Joe Ingram at (334)300-4273. Property is shown by appointment only, either Bob Jamison, Monroe Payne, or Jerry Joe Ingram must be present during the showing, and pre-qualification may be requested before scheduling a showing.

PARCEL #/ID: Multiple**TAXES:** (Call Agent for Details)**ADDRESS:**

0 Dallas County 30
Sardis, AL 36775



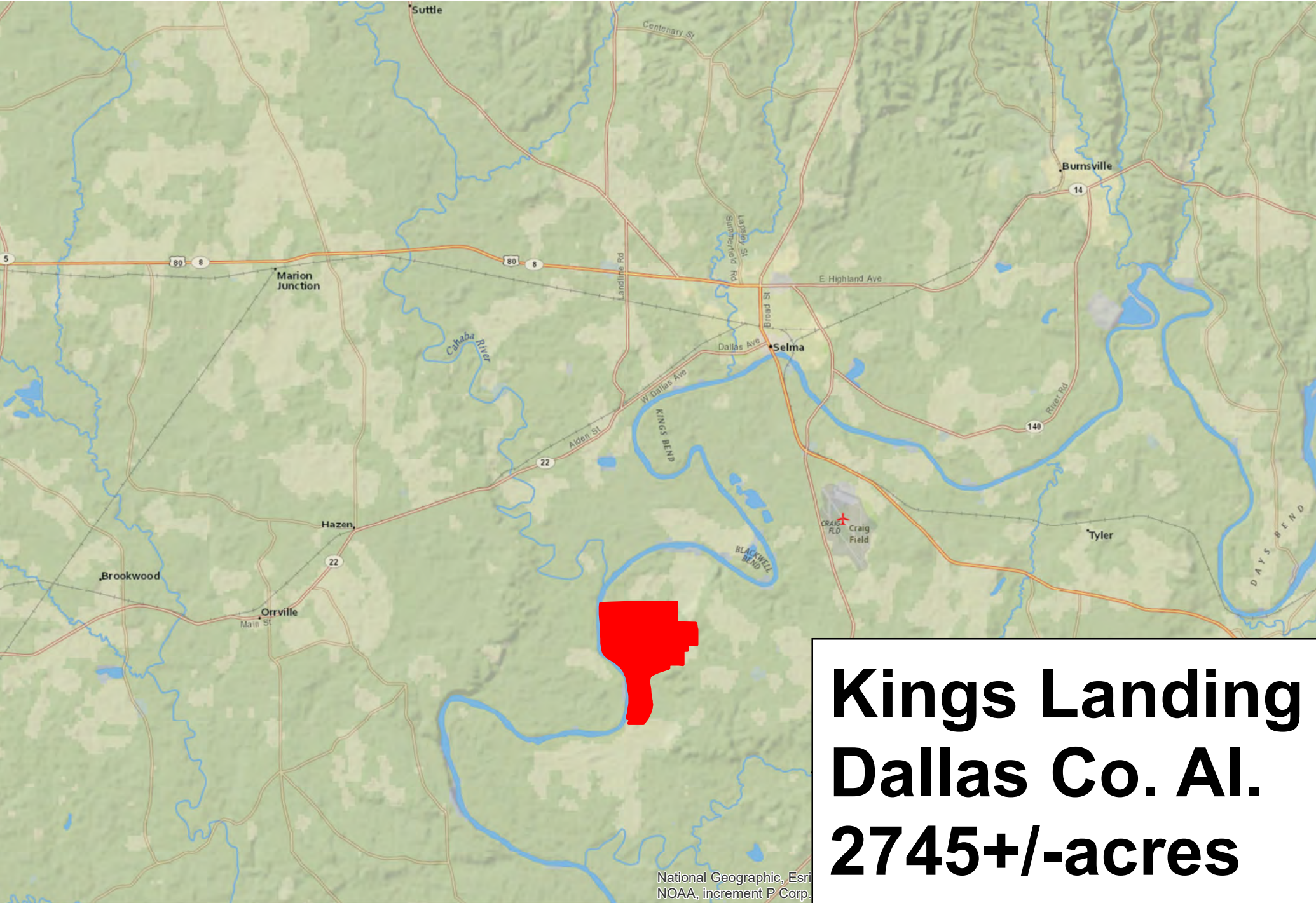
PROPERTY HIGHLIGHTS:

- Excellent hunting and diverse wildlife habitat. This property has it all from a wildlife habitat standpoint such as upland pines, bottomland hardwoods, open fields, duck ponds, and over 3 miles of frontage on the Alabama River.
- There are miles and miles of an all-weather interior road system constructed of on-site gravel to provide easy access throughout the property. All entrance roads into the property are gated and locked.
- The native deer herd management is exceptional. The whole 2745+/- acres is high game fenced with a 9ft, all galvanized steel fencing, and post with predator wire on all on 3 sides with the Alabama River on the fourth side of the enclosure. No hogs!
- There are multiple residences on the property. Camphouse-1 overlooks a big slough that is navigable to the river and features approximately 1500+/- sq ft with 2 bedrooms and 1 bath, fireplace, well water, and electricity. Camphouse-2 is privately located and consists of a 1300+/-sq ft camp house overlooking a small pond. This property is off of the grid and has an overflowing water well. Camphouse-3 is a brick veneer farmhouse with 2,400+/-sq ft, 3-bed, 2-bath, fireplace, electricity, and county water. Camphouse-4 is a 2,300 +/- sq ft modular house consisting of a 3-bed, 2-bath, a nice deck, electricity, and county water. There are also 2 nice fully enclosed barns on the property for equipment and storage.
- Well-managed timber stands provide for an excellent timber investment. Timber stand consists of 1325+/-acres of hardwoods and natural pine, 465+/- acres of merchantable pines, 265+/- acres of pre-merch pines, 205+/- acres of open fields, 5+/- acres of swamps and duck ponds, 465+/- acres of fallow fields, natural regeneration, pre-merch hardwoods, and 15+/- acres of ponds. Sand and gravel deposits throughout the property.
- The open agriculture fields have good soil types for most agriculture crops and could easily be irrigated, and use the Alabama River as a water source. The open land is also well suited for pine timber production.



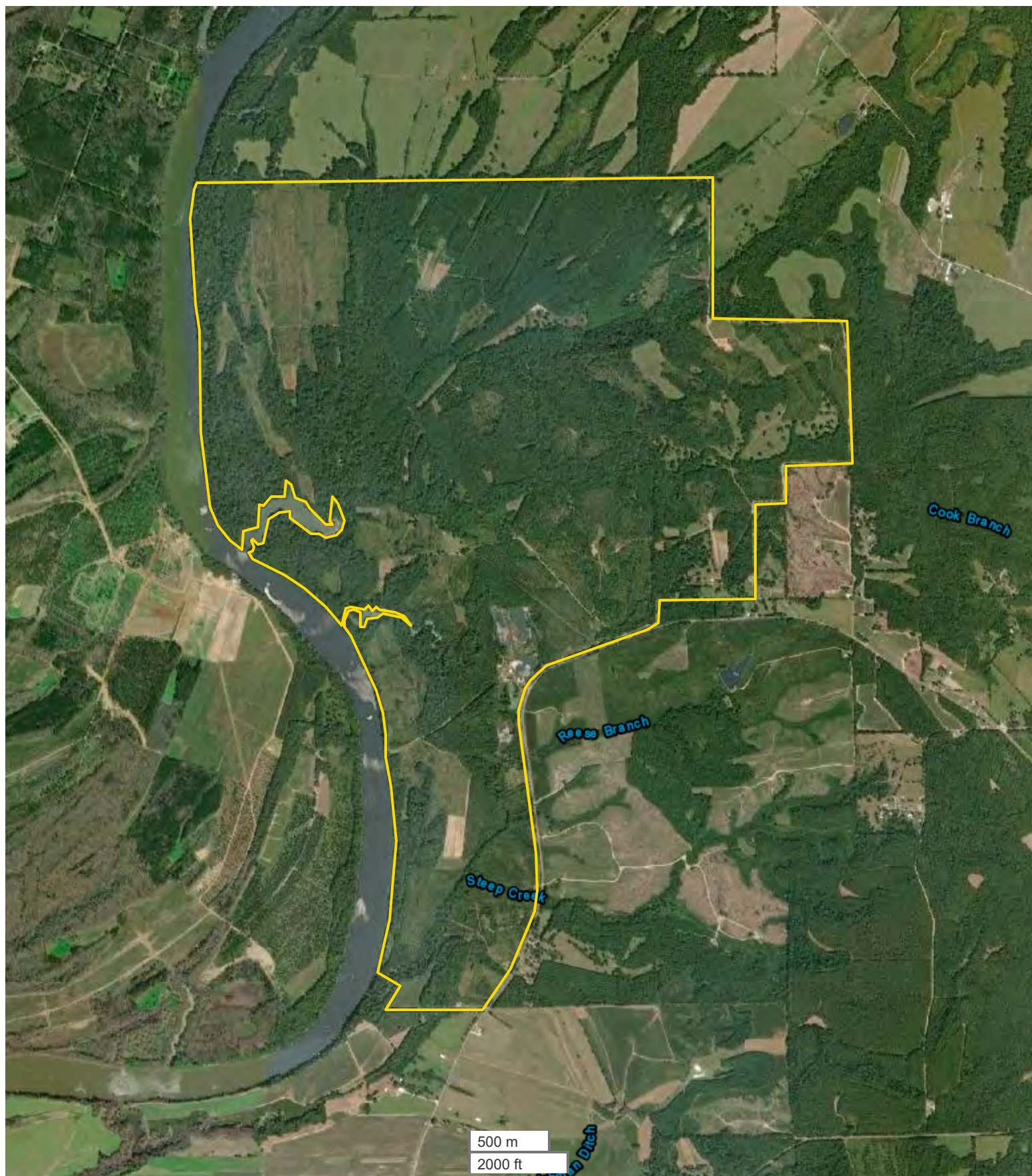
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2235618

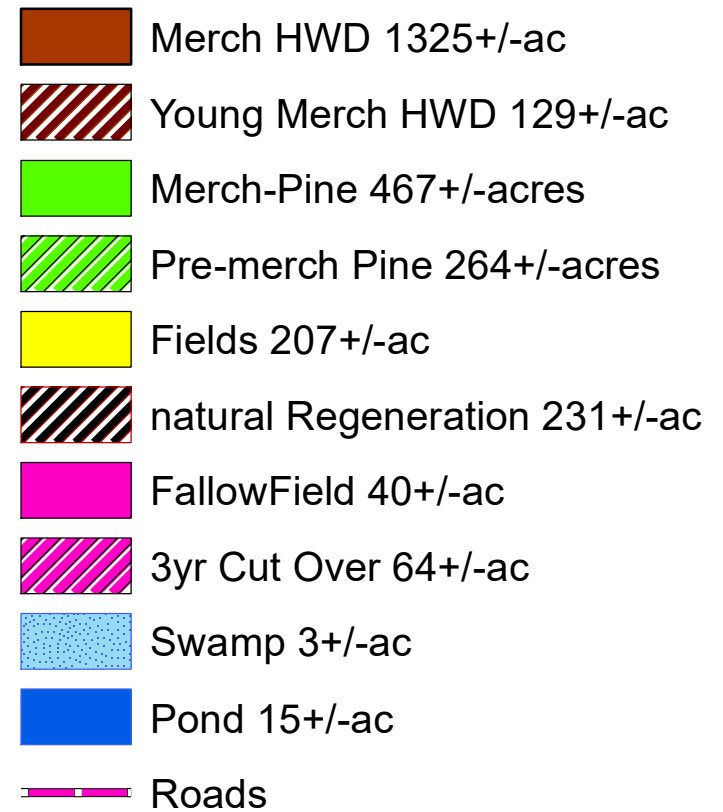


Kings Landing
Dallas Co. Al.
2745+/-acres

National Geographic, Esri
NOAA, increment P Corp.

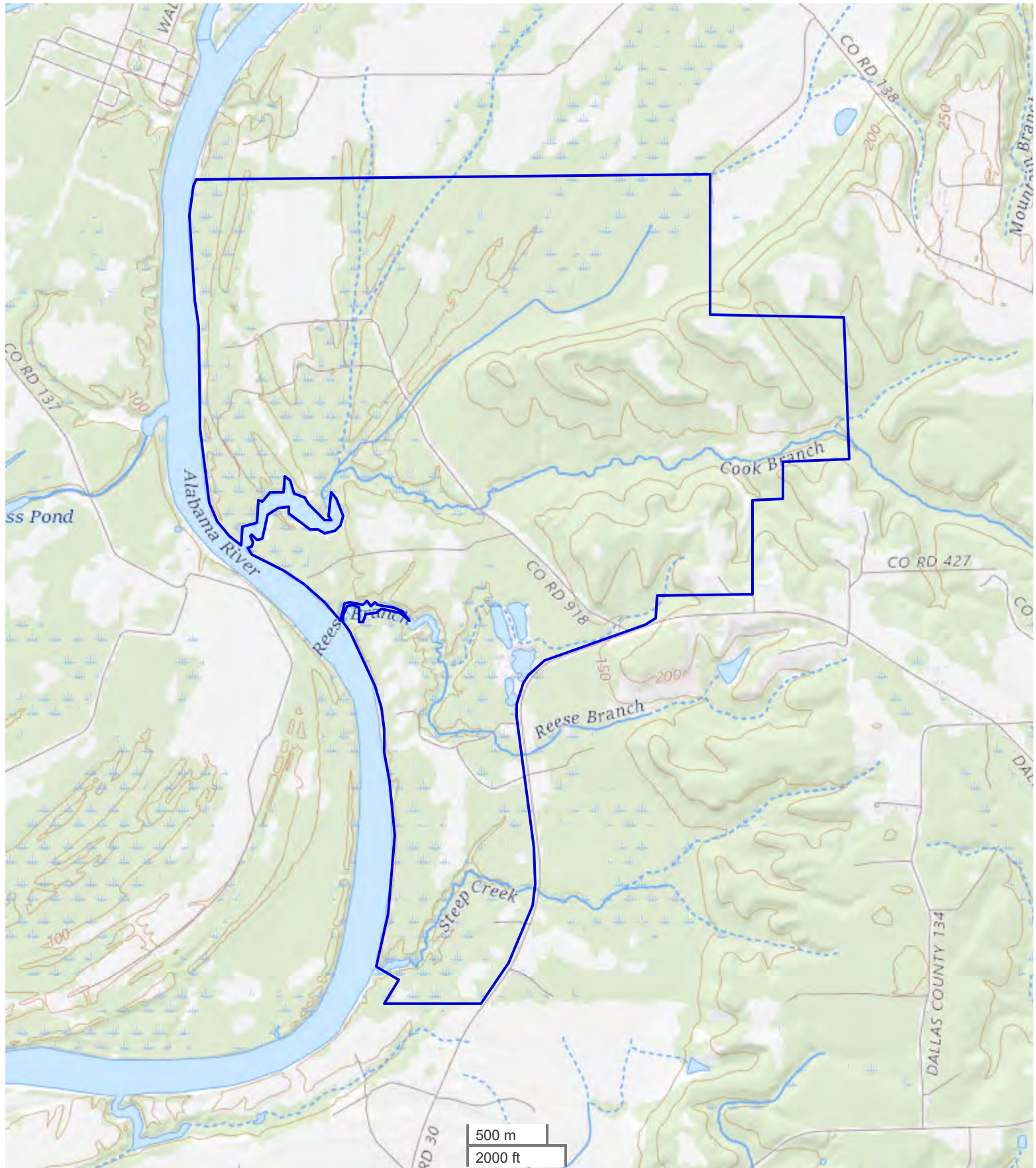


Kings Landing Dallas Co. Al. 2745+/-acres



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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.**