



Cahaba River Park Development and Recreation Investment

675 +/- Acres | Shelby County, AL | \$5,600,000



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

With 540 acres of managed pine plantation, nearly 9000 feet of frontage on Shades Creek, 5 ponds, numerous green fields, frontage on 2 paved roads, and a shared boundary with Cahaba River Park, this tract has tons of recreation and investment potential. The property lies squarely in the path of future development, near the booming town of Helena, ensuring the value of this property won't just keep pace with inflation but will continue to grow both timber and development value. The property was formerly part of Cahaba Outfitters, a commercial hunting preserve, and has been managed with all manner of game in mind, including deer, turkey, waterfowl, and upland birds. Four of the five ponds are stocked and professionally managed and Shades Creek offers fly fishing, paddling, and tubing opportunities. Cahaba River Park offers 30 miles of mountain bike and hiking trails as well as 6 miles of frontage on the Cahaba River. Call John Ross Havard at (205) 300-5007 today to schedule a tour.

ADDRESS

0 County Road 13
Helena, AL 35080

LOCATION

Call for directions.

ACREAGE BREAKDOWN

255 +/- acres of unthinned loblolly plantation

200 +/- acres of mature 2nd thinned loblolly plantation

85 +/- acres of once thinned loblolly plantation

65 +/- acres of open field

42 +/- acres of mature hardwood SMZ

15.5 +/- acres of Food Plots and ROW

12.5 +/- acres of ponds



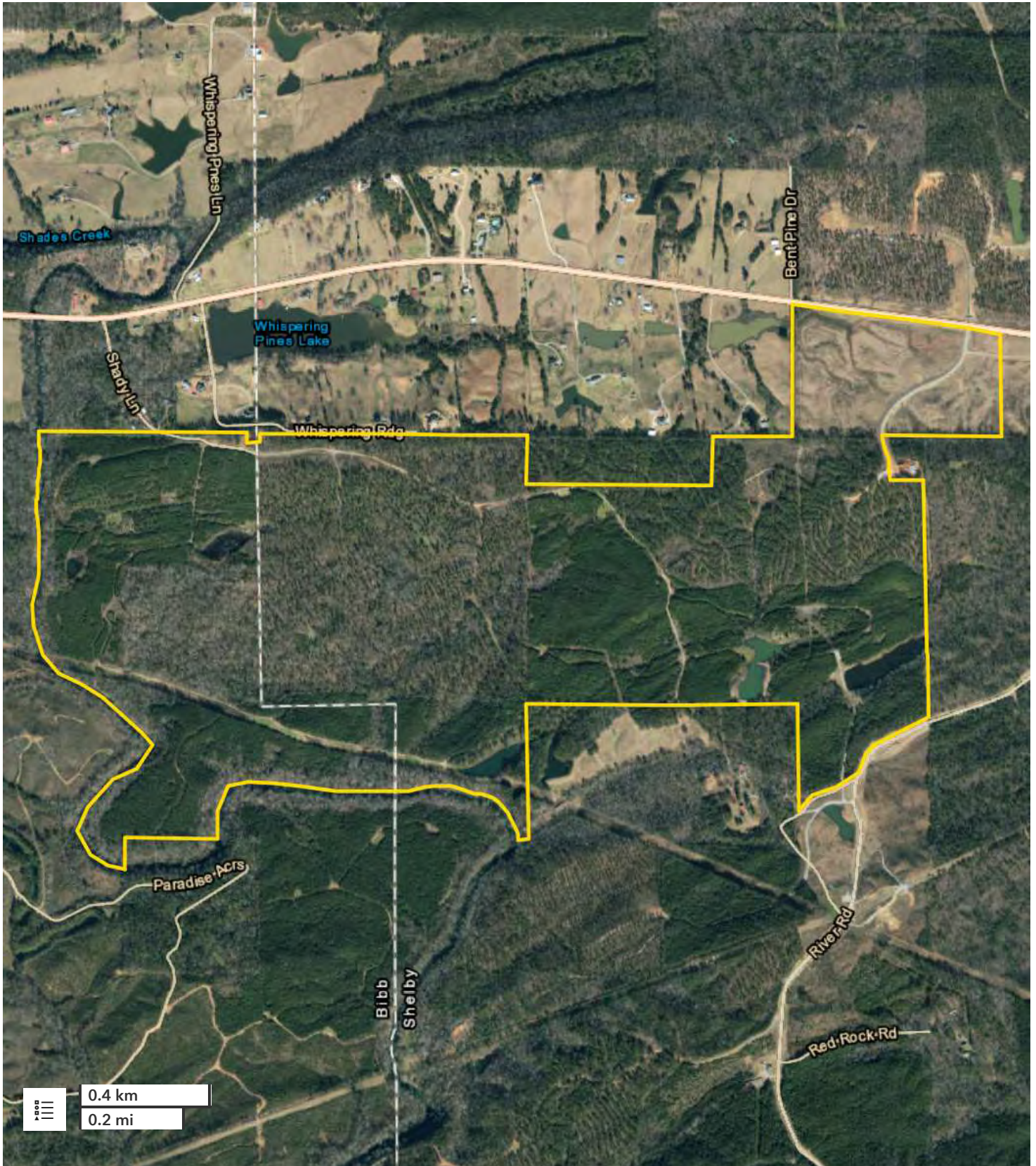
PROPERTY HIGHLIGHTS

- 9000' +/- of Shades Creek Frontage
- 540 +/- acres of managed pine plantation
- 5 ponds
- Adjacent to Cahaba River Park

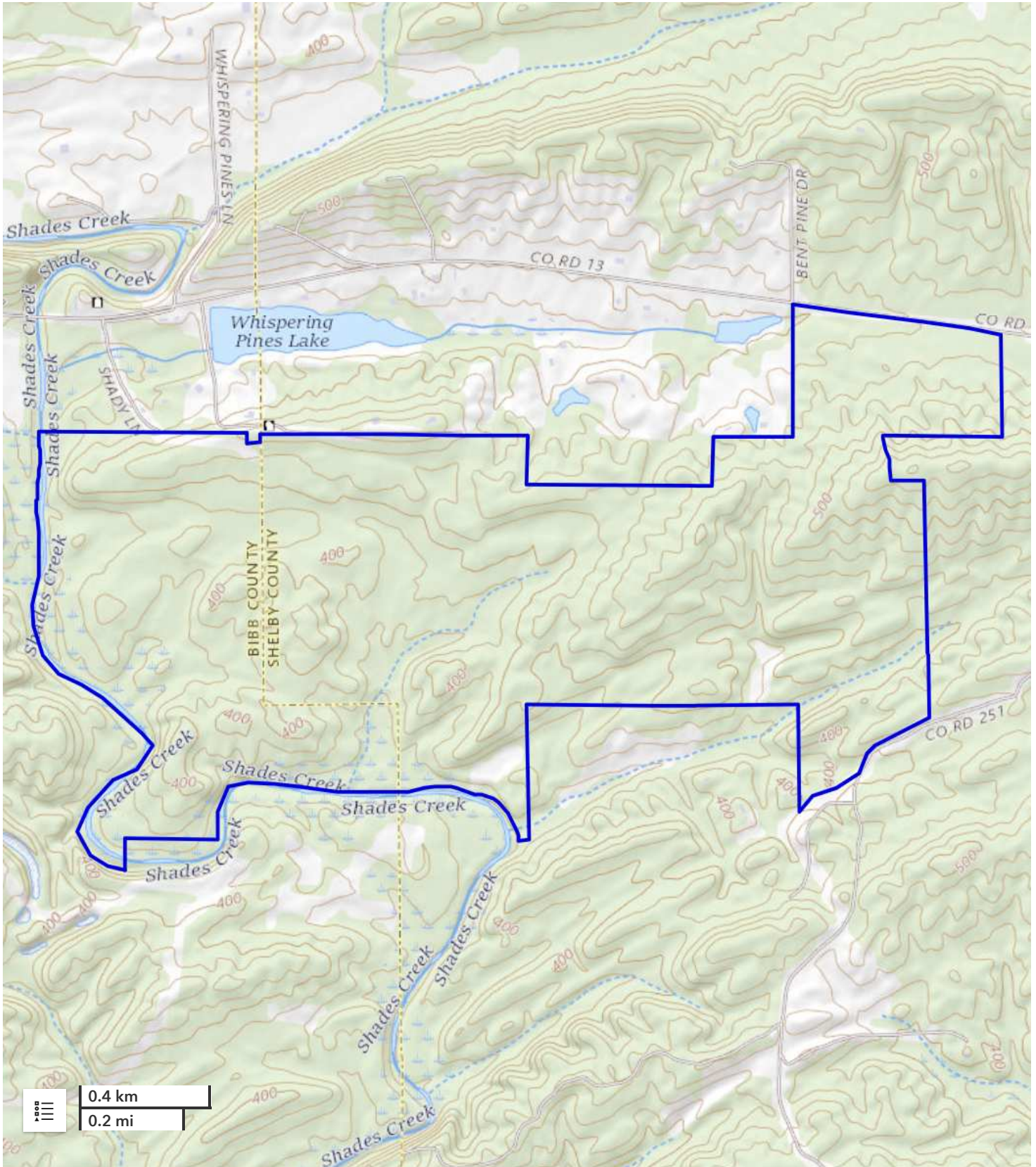
<https://www.shelbyal.com/facilities/facility/details/Cahaba-River-Park-87>

- Managed for fish and wildlife
- Development opportunity
- Extensive network of maintained roads





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



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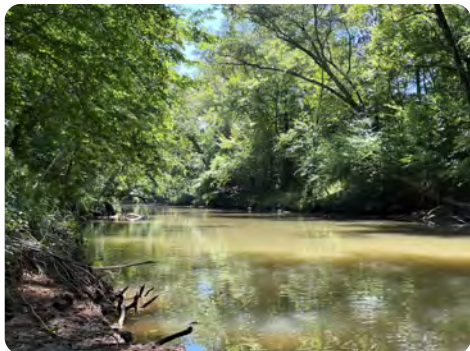
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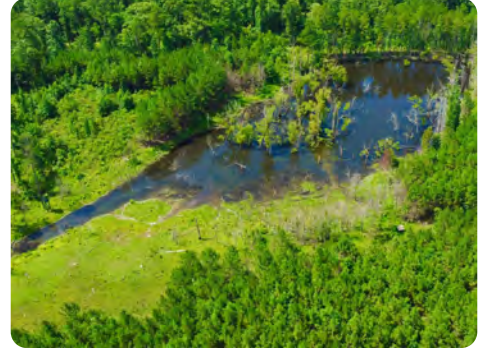
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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**