



Lasseter Cattle Farm and Timber Tract

412 +/- Acres | Coffee County, AL | \$1,545,000



National Land Realty
16662 US Hwy 431 S
Headland, AL 36345
NationalLand.com



Forrest During
Office: 855-657-5263
Cell: 205-902-8779
Fax: 888-672-1810
Fduring@nationalland.com

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

This scenic farm centrally located between Troy and Enterprise has it all: A farmhouse overlooking a large field, timberland, fantastic hunting and year-round creek and pond. The 3BR 1BA farmhouse has covered front porch, laundry room, den, dining room, mud room and covered parking. While only a few minutes from the shopping and churches in Troy and Enterprise, the property is isolated enough to have all the privacy desired of a rural farm. There is one equipment shed on the property for hay, farm equipment or tool storage. This tract is livestock ready: it's fenced and crossed fenced with pastures, catch pen, natural timber and a pine plantation that's nearing its first thinning. The owners currently lease it out for cattle and horses, but it is suitable for other livestock. Divisions may be considered. Contact Forrest During at 205-902-8779 for additional information.



ADDRESS

707 County Road 223
New Brockton, AL 36351

LOCATION

Property is at the intersection of Hwy 223 and 239 in Coffee County, AL.

ACREAGE BREAKDOWN

412+/-

PROPERTY HIGHLIGHTS

- Improved pasture that's fenced and crossed fence
- Easy access off of multiple paved county roads
- Two ponds, creek and wells throughout the property
- 70+/- acres of pine plantation that nearing its first thinning, hardwood along the SMZ's, and some natural timber
- Three bed, one bath home
- Pine plantations could possible be converted back to pasture, if desired
- 160+/- acres of pasture or hay production



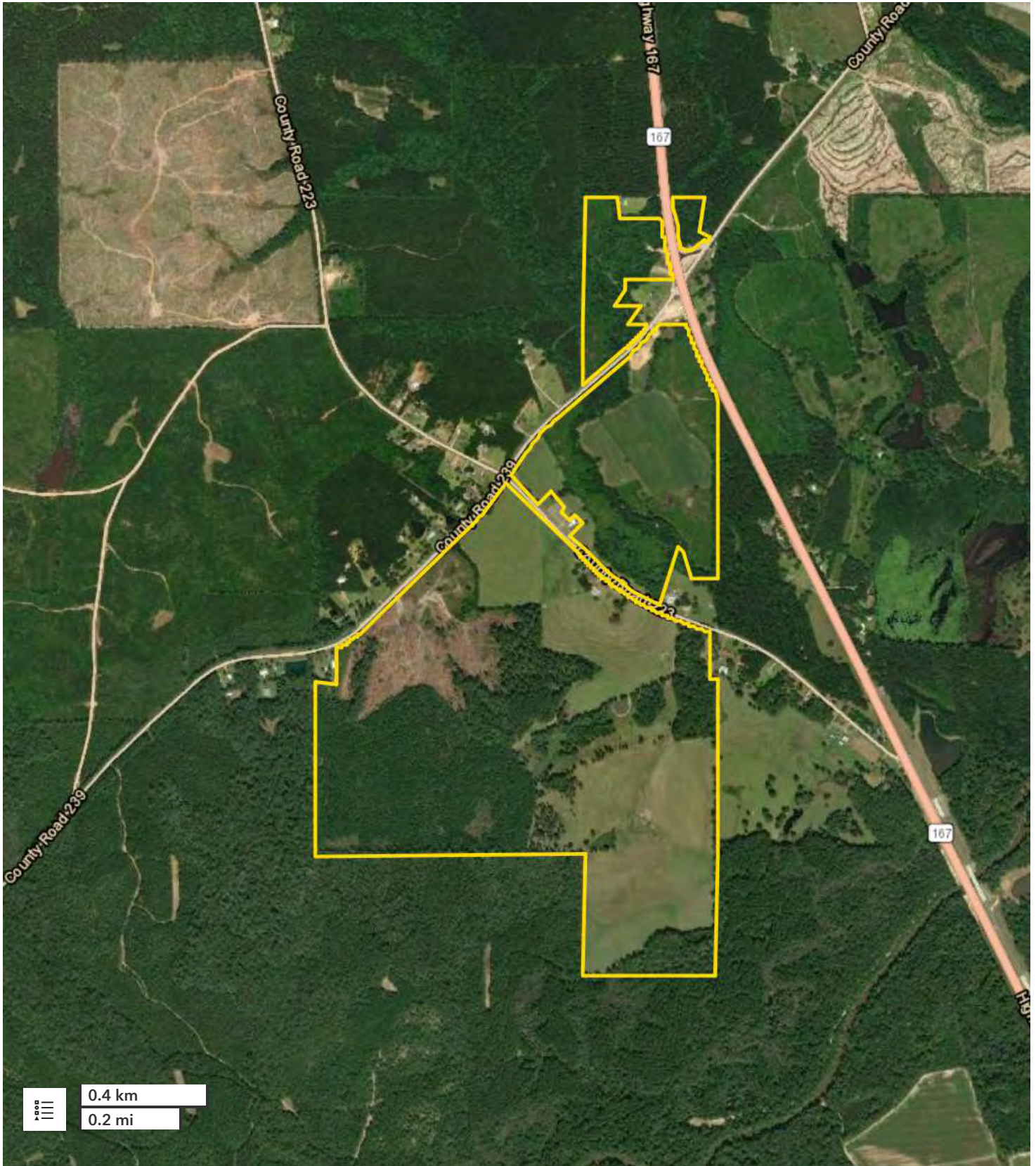
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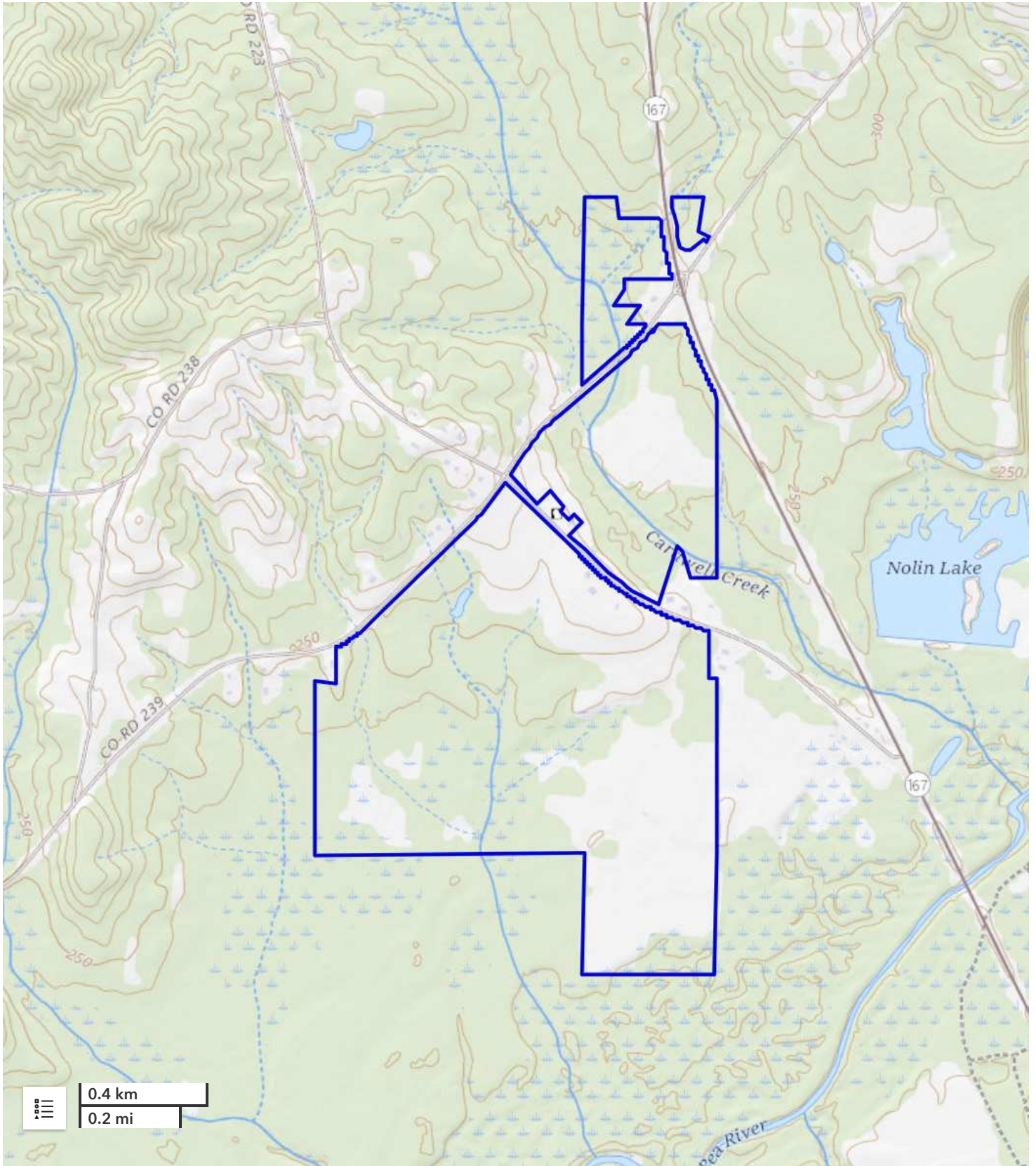


FORREST DURING
Land Broker
888-672-1810
Fduring@nationalland.com
205-902-8779
855-657-5263

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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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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.**