

**WOLF CREEK
ESTATE & HORSE
FARM**

**67 +/- Acres
Saint Clair County, AL
\$1,375,000**

**NATIONAL
LAND
REALTY®**



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LAND
REALTY®**

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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
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OVERVIEW:

The Wolf Creek property is a turn-key horse farm and residential estate located in St. Clair County; just 45 minutes from Birmingham. This tract is comprised of roughly 22+/- acres of pasture land and 33+/- acres of mature merchantable hardwood/pine mix. This pristine habitat along with over 2600ft of frontage along Wolf Creek provides excellent hunting opportunities with ample populations of deer and turkeys. In addition, there are 2 lakes totaling to 4 +/- acres stocked with bass, catfish and bream. Just above the lake sits a beautiful custom built home of 5,659sf. This spacious layout consists of 5 bedrooms and 4 and a half baths. Equipped with 2 large decks overlooking lakes and property, 2 car garage and 1088sf finished basement with full bath. Additional structural improvements include: - 40'X60' horse barn with metal siding and roof. Concrete walls and floor throughout. Tack room, office, half bath, wash stall and 3 horse stalls with room for more. - 24'X40' RV storage barn, 50 amp power source for RV hookup, concrete floors, septic drain - 30'X50' Equipment storage barn with concrete floors and industrial lighting - 11'X19' hay storage shed - 2837sf additional home/office building with kitchen area, 1.5 baths and heating and air. This space provides excellent rental income opportunities. Conveniently located on the property with great views of the front lake. Versatile/turn-key properties such as this do not come available often. For more information or to schedule a showing contact Brett Harden at (205) 835-9922.

PARCEL #/ID: 27-07-26-0-000-010.000, 27-07-25-0-000-008.000

TAXES: \$2,049/year (2020)



PROPERTY HIGHLIGHTS:

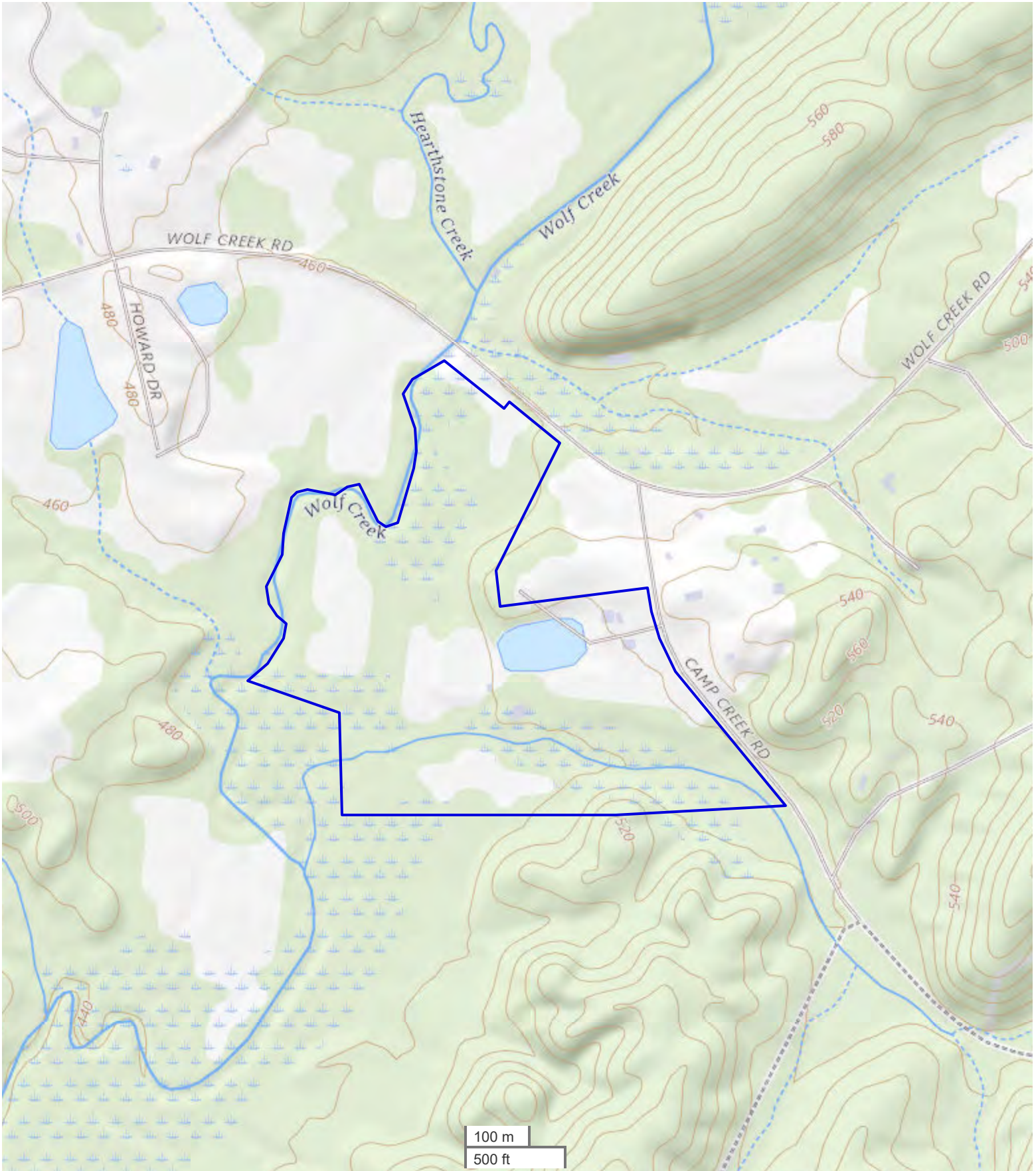
- 2 Stocked Lakes
- Beautiful Custom Home
- Deer and Turkeys Abound
- Beautiful Wolf Creek Frontage
- Road Frontage
- Pasture Land
- Horse Barn
- Equipment and RV Barn
- Home/Office Building
- 45 Minutes To Birmingham
- Turn-Key
- Income Potential
- Large Mature Hardwood Trees
- Quiet Country Living but Convenient to Town

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2171487

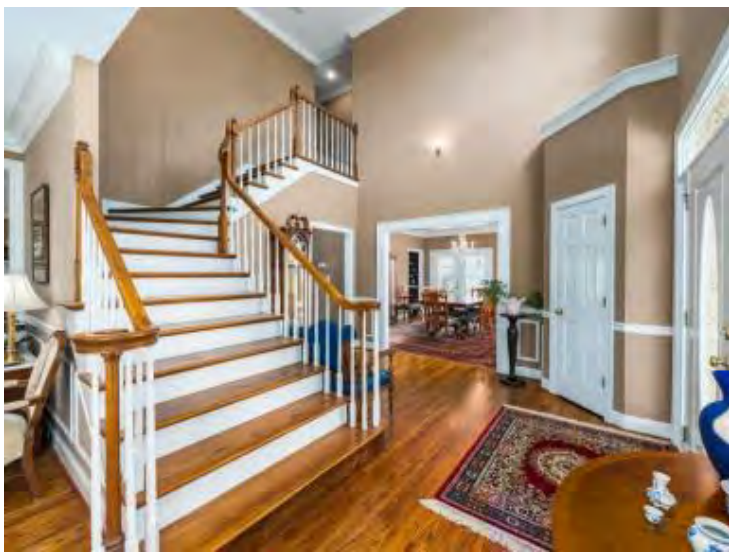


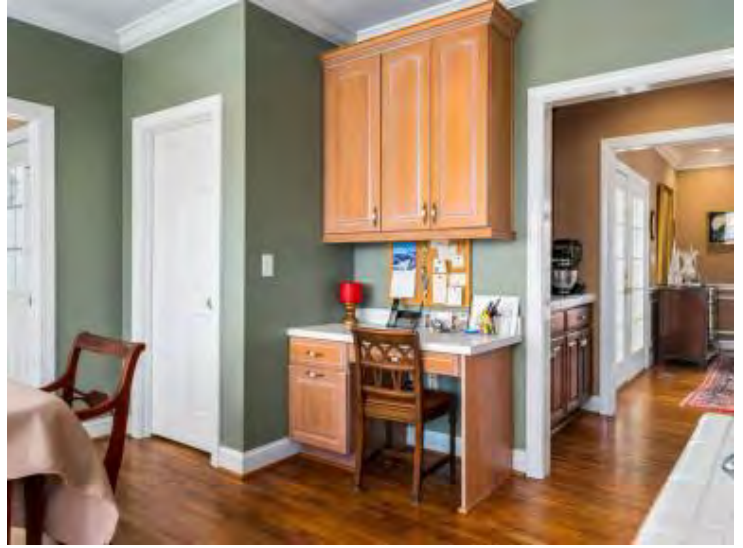
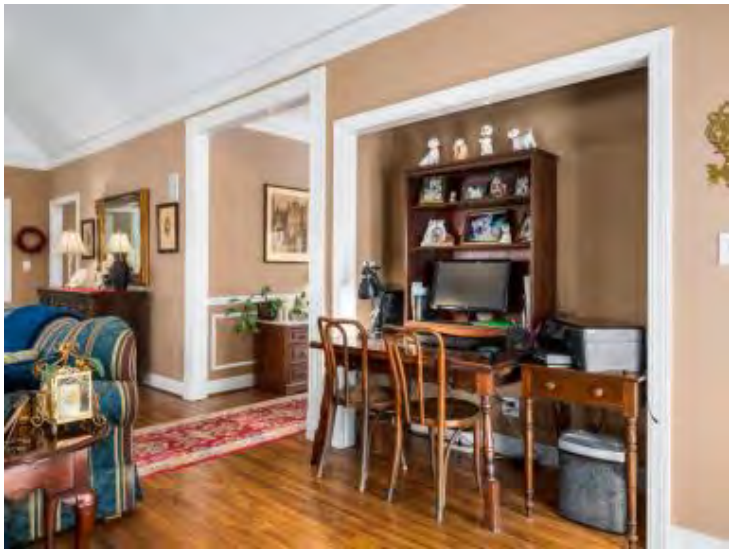




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.







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.**