

**LONGLEAF CREEK
TIMBER AND
RECREATIONAL TRACT**
125 +/- Acres
Barbour County, AL
\$200,000

**NATIONAL
LAND
REALTY®**



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



Forrest During
Office: 855.657.5263
Cell: 205.902.8779
Fax: 888.672.1810
Fduring@nationalland.com



Tim Ingram
Office: 855.384.5263
Cell: 334.441.8334
Fax: 864.331.1610
Tingram@NationalLand.com

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

This recreational and timber land opportunity near Bakerhill has a little of everything. With 62+/- acres of longleaf plantation, and 63+/- acres of younger natural hardwood and pine mix providing excellent bedding ground, it's a wildlife haven. Enjoy convenient isolation with woods road access, good neighbors, multiple food plots, and trophy hunting opportunities for the abundant deer, turkey, squirrel, and other wildlife the area is well known for. Contact Forrest During at 205-902-8779 for more information.

PARCEL #/ID: 260209000000400200, 26030800000010010

TAXES: (Call Agent for Details)

ADDRESS:

0 Woods Road
Baker Hill, AL 36027

ACREAGE BREAKDOWN:

125+/- acres

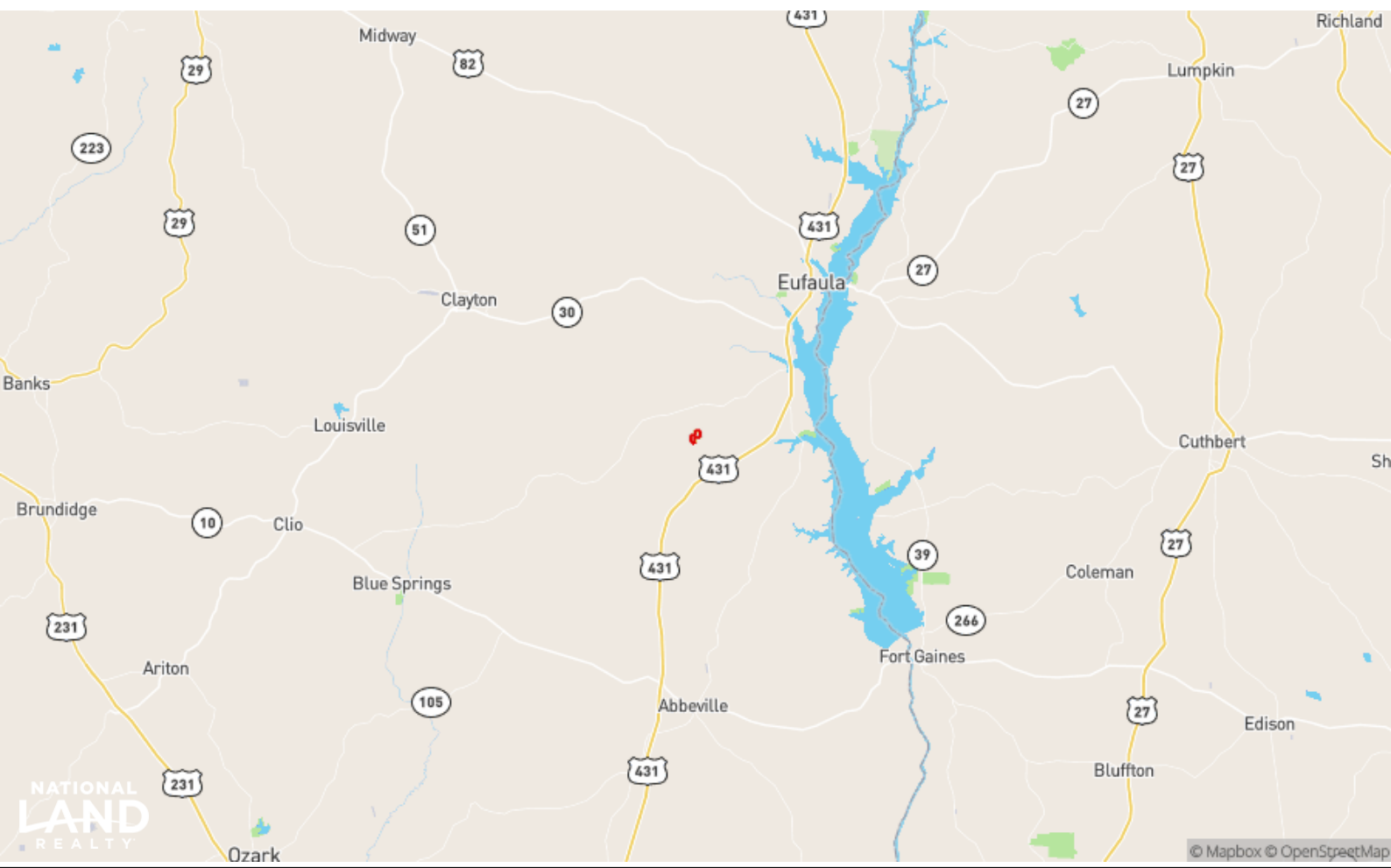


PROPERTY HIGHLIGHTS:

- Longleaf plantation
- Timber and hunting investment
- Internal road system
- Deer, turkey, squirrel, and other wildlife
- Accessed by a woods road

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2206930





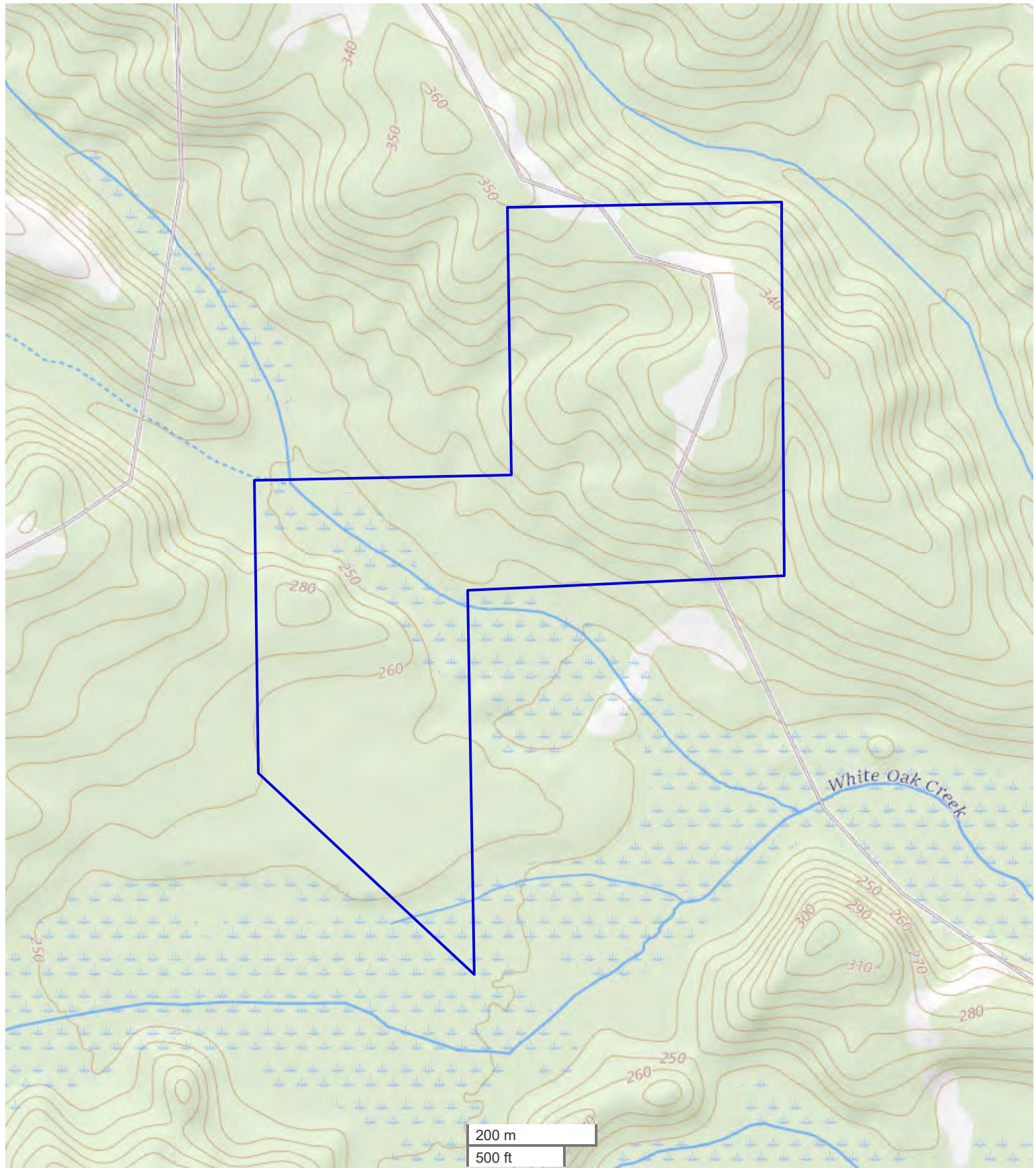
FORREST DURING
Land Broker
Cell: 205-902-8779
Office: 855-657-5263
Fax: 888-672-1810
Fduring@nationalland.com

TIM INGRAM
Land Professional
Cell: 334-441-8334
Office: 855-384-5263
Fax: 864-331-1610
Tingram@NationalLand.com

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All boundary lines noted in pictures, aerals 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.**