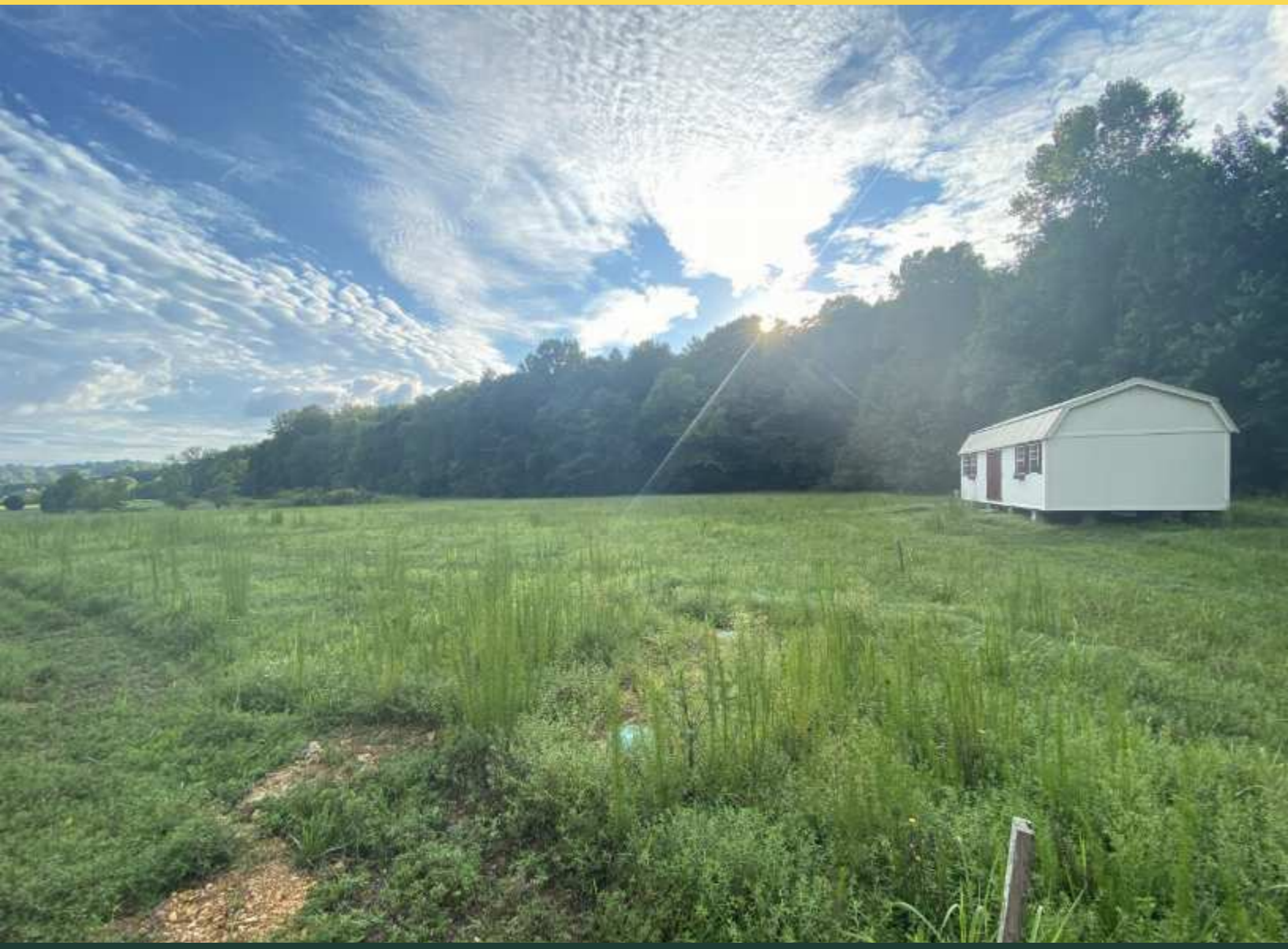
NEW

zCPL01 – Bitter Branch Creek Property

21.14 +/- Acres | Lauderdale County, AL | $162,500



National Land Realty
112 South Main Street
Suite 201
Tuscumbia, AL 35674
NationalLand.com

Seth Thompson
Office: 256-383-8990
Cell: 256-394-3525
Sthompson@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

Ready to Build on Mini-Farm for Homesteading, Horses, Cattle, Hunting or other Recreational Opportunities. 21.14 +/- acres of Pasture, Mature Hardwoods and Bitter Branch Creek. Located just outside of Florence AL. in Lauderdale County, minutes from the Natchez Trace, Second Creek Boat Ramp and Campground on the World Famous Pickwick Lake. Established Foundation near the Creek ready to Build with Power, Large Septic and Water hook-ups. Lofted Cabin / Storage Building measuring 14'x32' with crawl space foundation. 35 ton Bridge crosses the Creek to provide Access and Privacy to the majority of the property. Multiple Homesites. Trails go up the Mountain Top where there is a Beautiful Location for a Cabin or Home. Contact the Listing Agent: Seth Thompson at 256-394-3525 or sthompson@nationalland.com

Address

1315 County Road 129
Waterloo, AL 35677

Location

From Florence AL., take Waterloo Rd CR14 west for 13.7mi, then turn right onto CR129 for 1.7mi, property with gate and sign on the left.

Acreage Breakdown

21.14 +/- acres (9 +/- acres in pasture, 12 +/- acres mature hardwoods)

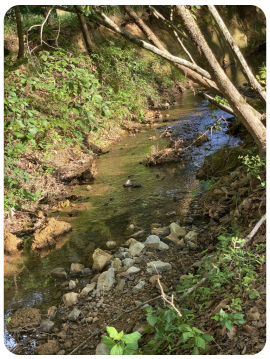
Taxes

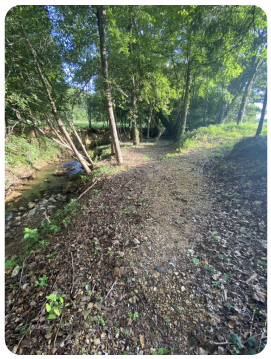
$123/year (2021)

Property Highlights

- Mixture of Open Pasture and Hardwoods
- Bitter Branch Creek
- Ready to Build with Pad, Power, Septic, Water
- Professionally Constructed Bridge
- Near Florence AL and Pickwick Lake
- Lofted Cabin / Storage Building
- Multiple Homesites
- Mini-Farm for Homesteading, Horses, Cattle, Hunting or other Recreational Opportunities
- Mountain Views

nationalland.com/listing/bitter-branch-creek-property





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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.**

SETH THOMPSON
Land Professional
TN Valley Office
Sthompson@NationalLand.com
256-394-3525

Bitter Creek Property 20 +/- Acres
1315 County Road 129, Waterloo, AL 35677
Lauderdale County, AL

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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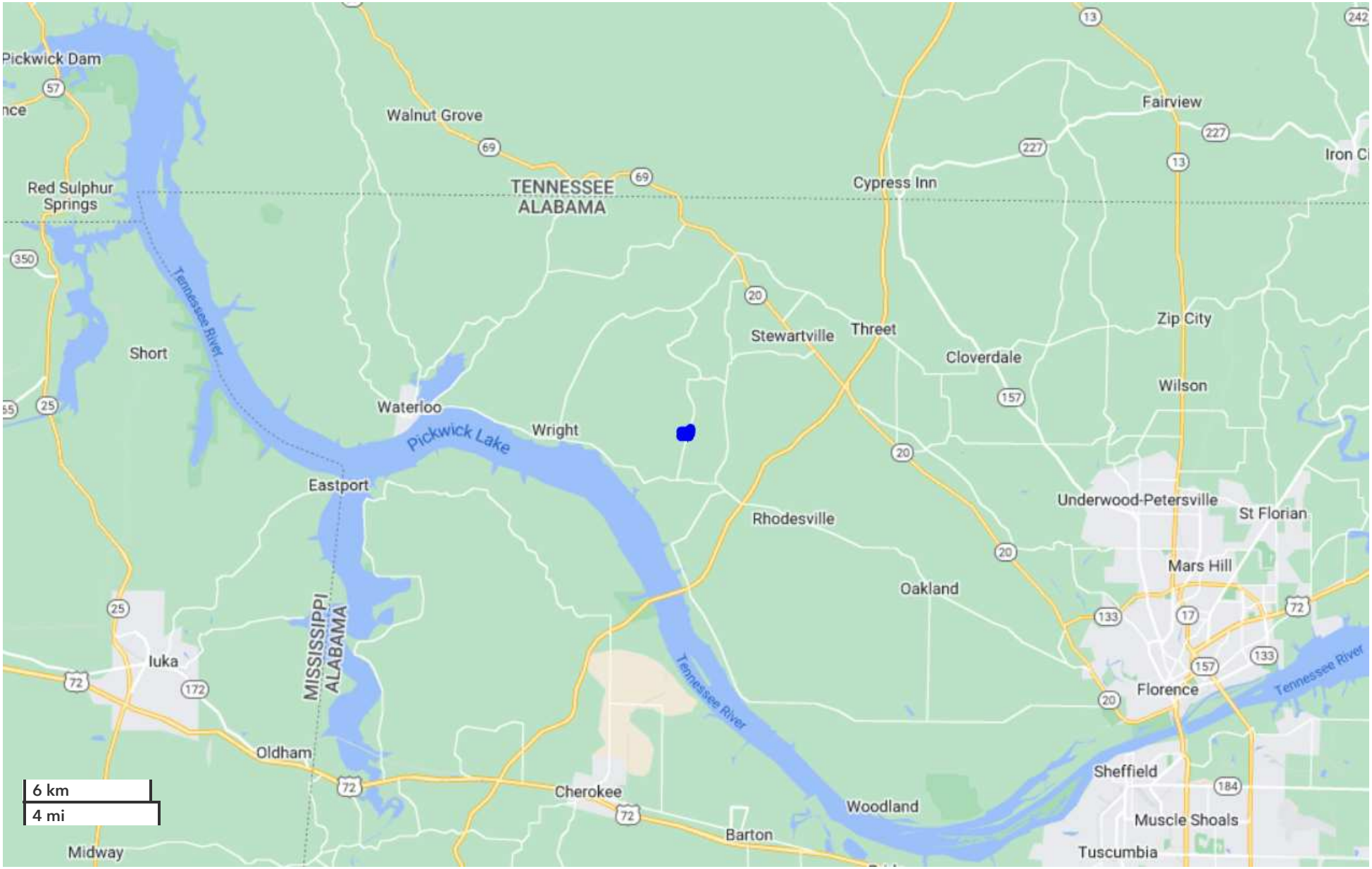
Lauderdale County, AL
Location Map



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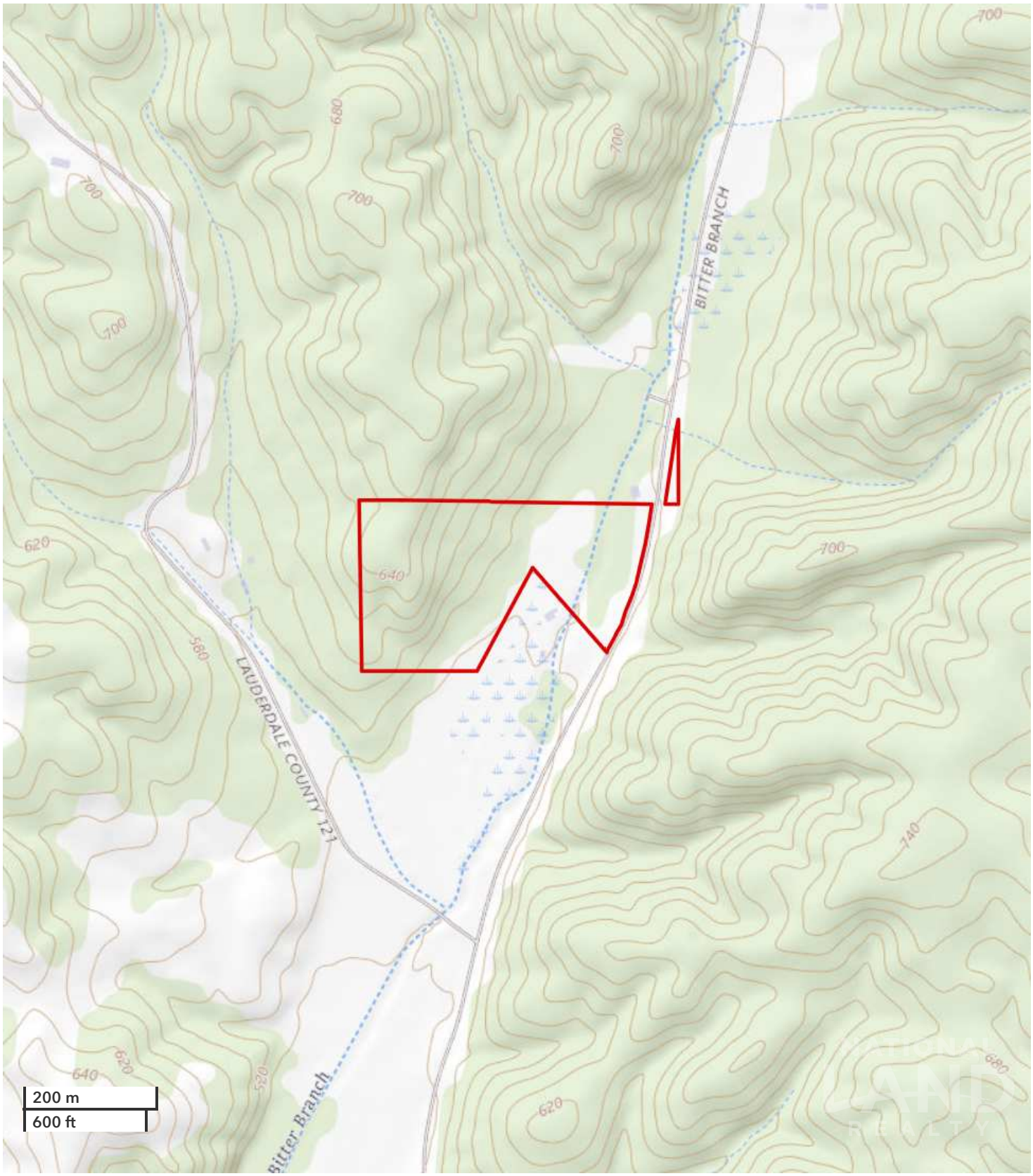
Topography Map



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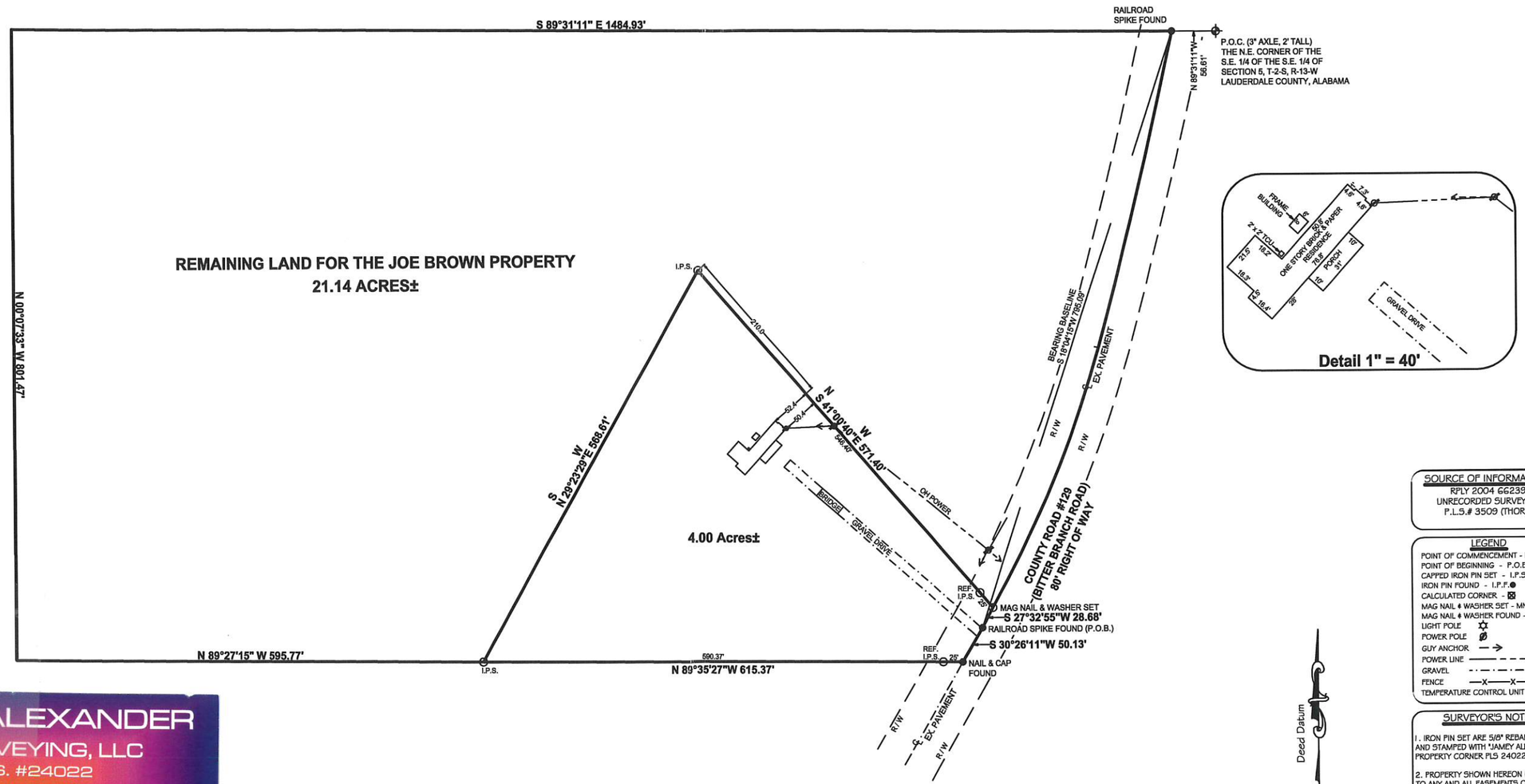
Specific Purpose Plat to Illustrate the Remaining Land of Joe Brown in Part of the South 1/2 of the Southeast 1/4 of Section 5, Township 2 South, Range 13 West Lauderdale County, Alabama



SOURCE OF INFORMATION:
RPLY 2004 GG239
UNRECORDED SURVEY BY
P.L.S.# 3509 (THORP)

LEGEND
POINT OF COMMENCEMENT - P.O.C.
POINT OF BEGINNING - P.O.B.
CAPPED IRON PIN SET - I.P.S.
IRON PIN FOUND - I.P.F.
CALCULATED CORNER - ⊠
MAG NAIL & WASHER SET - MNWS
MAG NAIL & WASHER FOUND - MNWF
LIGHT POLE
POWER POLE
GUY ANCHOR
POWER LINE
GRAVEL
FENCE
TEMPERATURE CONTROL UNIT - T.C.U.

SURVEYOR'S NOTES
1. IRON PIN SET ARE 5/8" REBAR, CAPPED AND STAMPED WITH "JAMEY ALEXANDER PROPERTY CORNER PLS 24022"
2. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS AFFECTING SAID PROPERTY.
CLASS OF SURVEY: Specific Purpose
TYPE OF SURVEY: Illustrative

JAMES E. ALEXANDER LAND SURVEYING, LLC.
2923 JACKSON HIGHWAY, P.O. BOX 160,
··· SHEFFIELD, ALABAMA, 35660 ···
PHONE (256) 381-7009 FAX (256) 381-7226 EMAIL JALEX@HIWAAY.NET

SCALE: 1"=100'	APPROVED BY: James E. Alexander	SURVEY BY: JEA	DWG BY: ds	WO# 10-48	REVISIONS:
DATE: 06/14/2010	SURVEY DATE: 05/24/2010		ASCII FILE 10-48JB		
CLIENT: Joe Brown		LOCATION: Sec 5-2-13 Lauderdale County, Al.			

JAMES E. ALEXANDER
LAND SURVEYING, LLC
Cert. P.L.S. #24022
• Subdivisions • Boundary Surveys
• Topographic Surveys • Plot Plans
• Elevation Certificates
P. O. Box 160
Sheffield, AL 35660
e-mail: jalex@hiwaay.net
256-381-7009
Cell: 256-366-7900
Fax: 256-381-7226

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NOTES

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