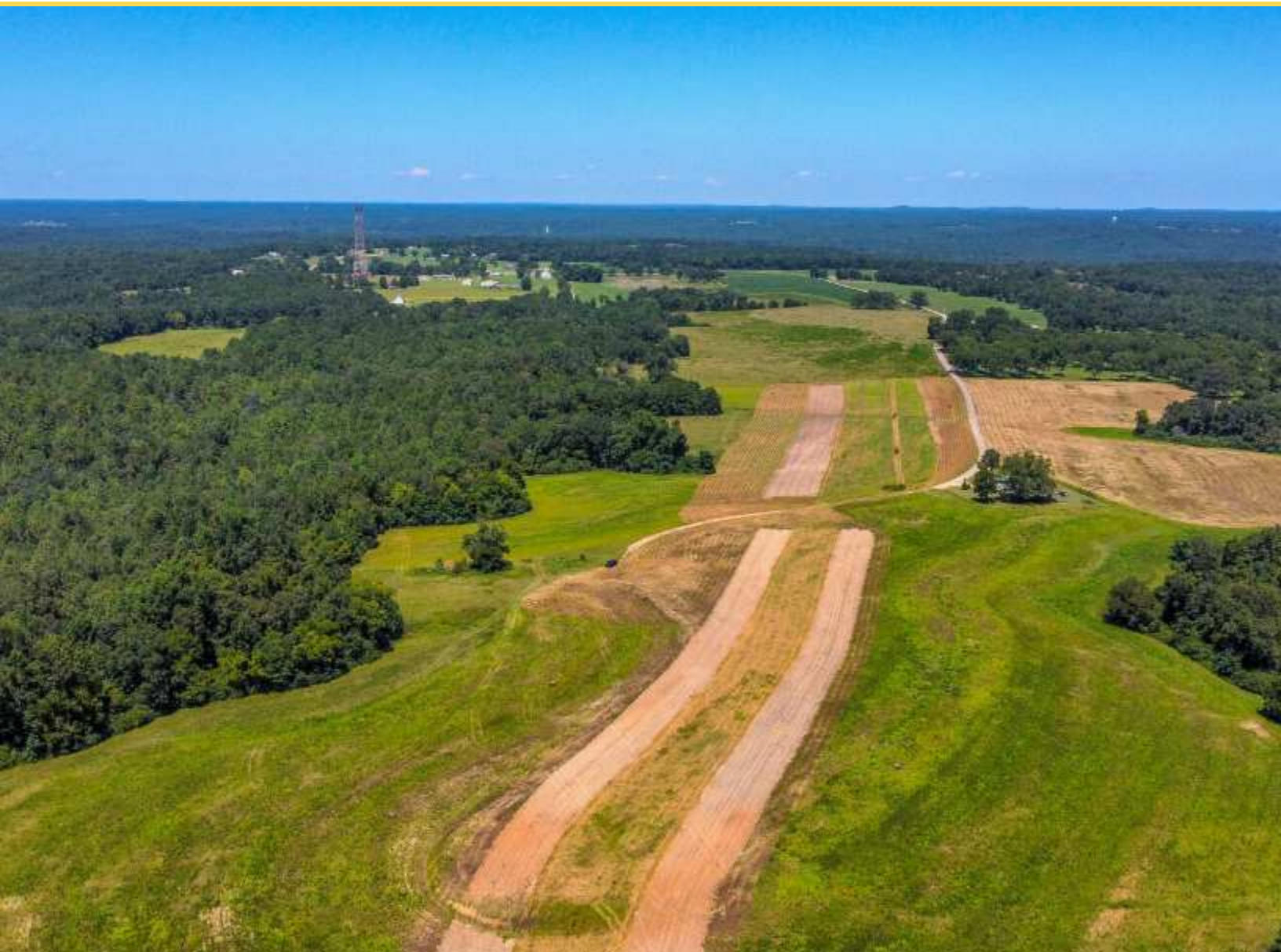




Tallassee Timber, Pasture and Hunting Tract

297 +/- Acres | Elmore County, AL | \$1,113,750



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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

Located only 5 miles from the Tallapoosa River, under 30 minutes from Auburn and 20 miles from Montgomery. This tract is well-situated and ideally suited for a primary residence and a secondary residence with close proximity to the river. It can be a recreational and hunting tract, farm, or investment property.

The composition of the property is equally attractive. The 150+/- acres in the center is largely flat and is comprised of open, high ground that is currently used for hay. This portion is a stellar location for a homesite and offers scenic views of the surrounding area. The open ground can be left as is or it could be fenced and used for livestock or horses.

In addition to the open ground, the balance of the tract consists of mixed timber and approximately half a mile of frontage along Tumlane Branch, which provides a critical water source for the tract.

County Road 106 frontage provides legal access and power is already located on the property.

For more info or to see the tract, contact Will Hairston or Mitchell Jones.



ADDRESS

990 MCCARTHA LANE
Tallassee, AL 36078

LOCATION

Just South of Friendship road. West Off Tallassee

ACREAGE BREAKDOWN

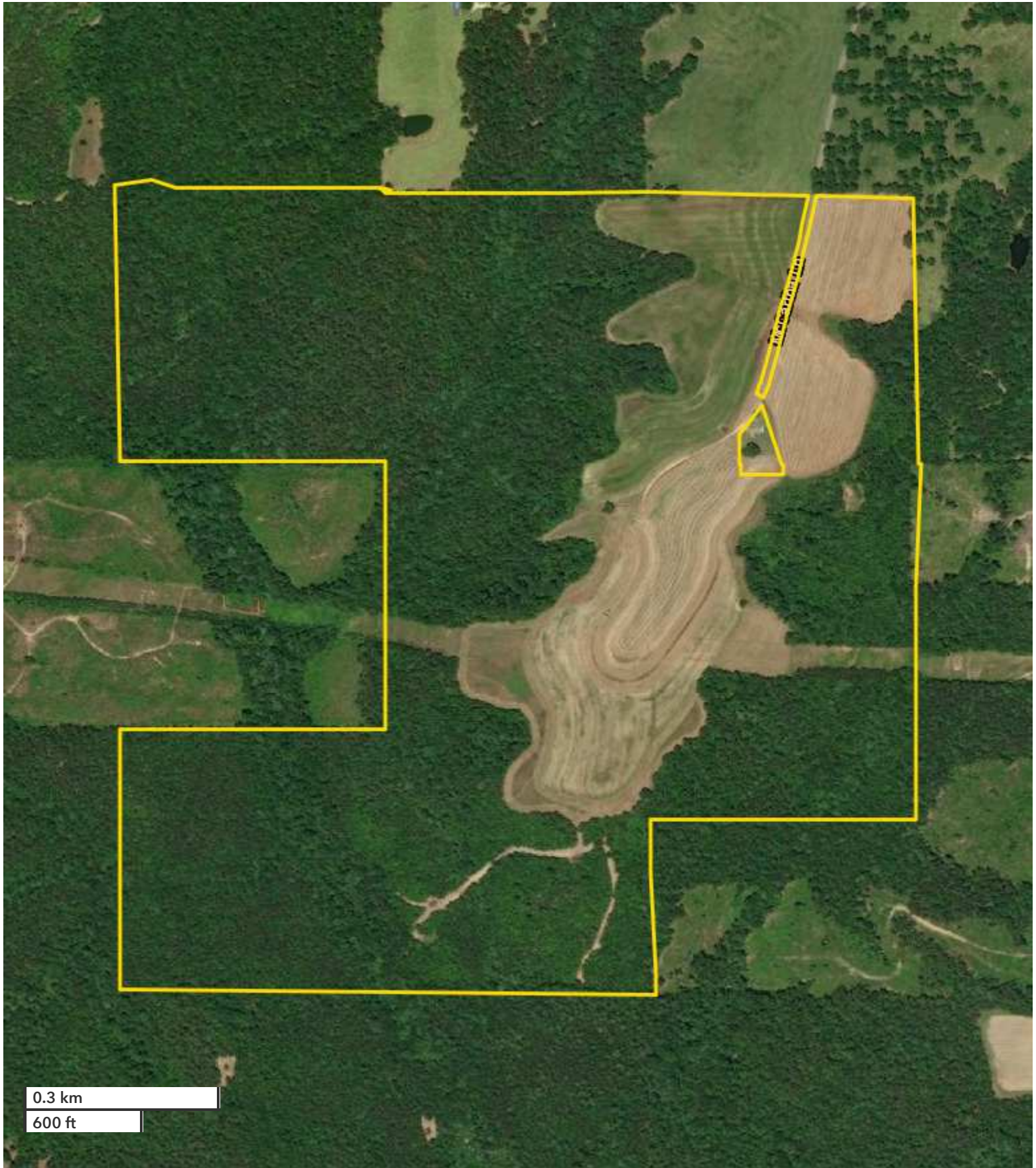
220 +/- acres of Timber

75 +/- acres of Open ground

PROPERTY HIGHLIGHTS

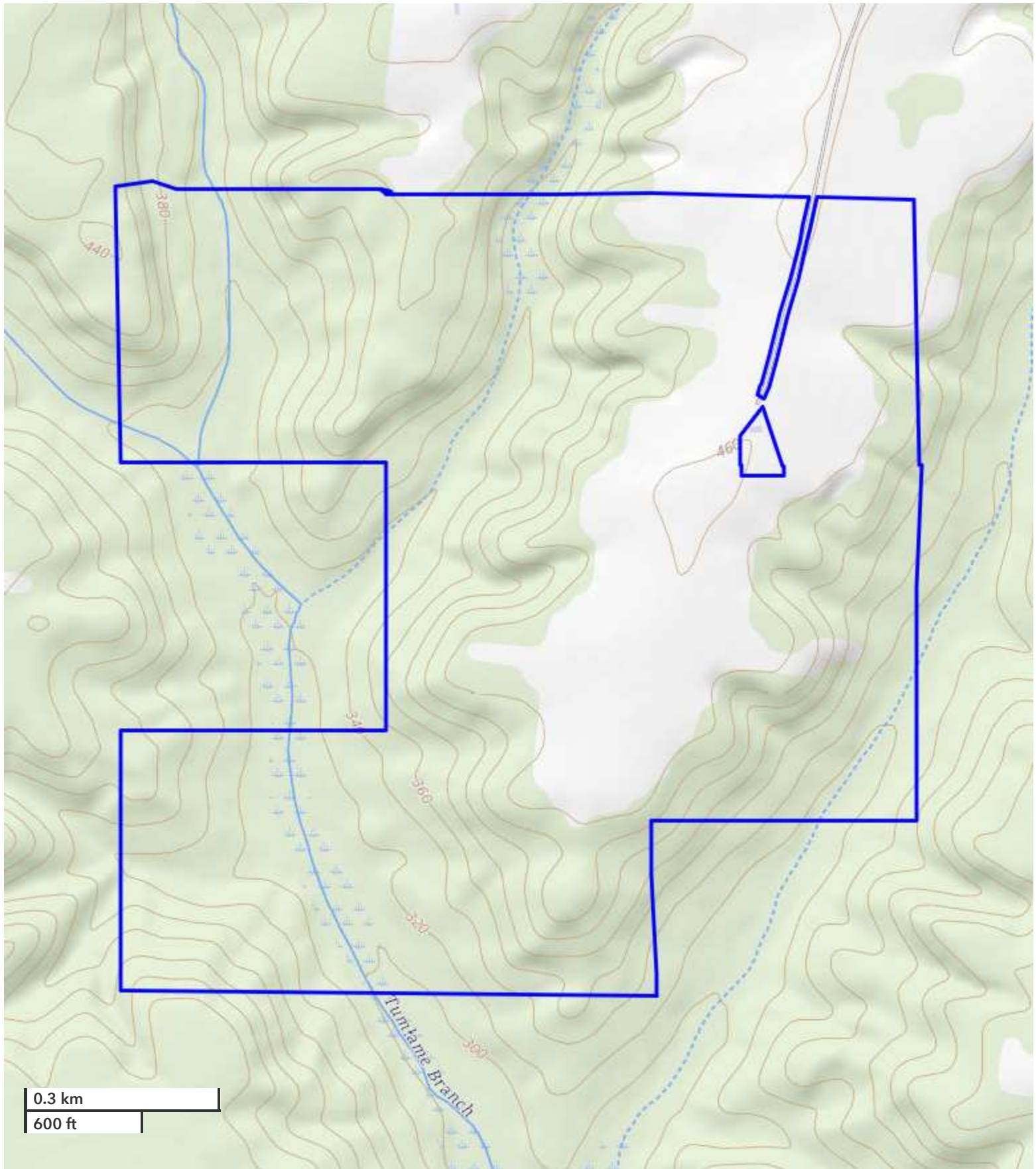
- Deer and turkey hunting
- 175+/- acres of flat, open ground
- 2,600+/- feet of Tumlake Branch frontage
- 5 miles from the Tallapoosa River
- Power onsite
- 20+/- miles from Montgomery, 30+/- miles from Auburn





0.3 km

600 ft





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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.**