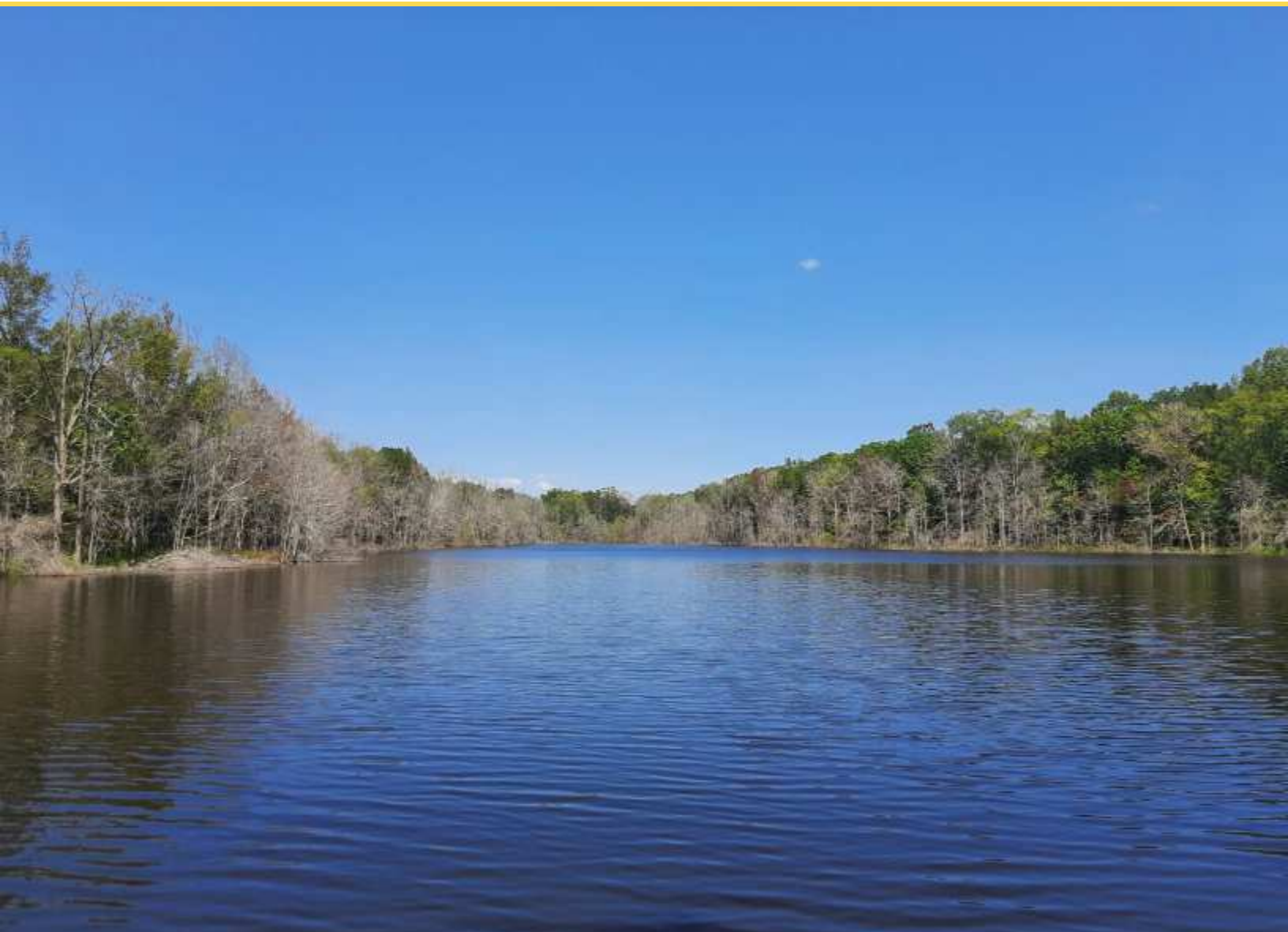




## South Montgomery County Farm

174 +/- Acres | Montgomery County, AL | \$650,000



**National Land Realty**  
10270 Highway 80 E  
Montgomery, AL 36117  
[NationalLand.com](http://NationalLand.com)



**Garrett Ingram**  
Office: 205-343-2110  
Cell: 334-301-2111  
Fax: 205-343-2144  
[gingram@nationalland.com](mailto:gingram@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

Beautiful setting in the Grady Community of South Montgomery County that has been managed for quality deer, turkey, and fishing. At the end of a long driveway isolated from the county road sits a move in ready 2,400 sq. ft. 3 bedroom/ 2 bath manufactured home overlooking a pond and old growth oak trees. There are multiple out buildings with utilities for extra storage. As you continue through the property on the established road system you'll pass through a nice stand of merchantable pine timber until you reach a cabin overlooking the 10 acre lake complete with RV hookup. You'll also find beautiful hardwood bottoms, wildlife food plots, and horse pastures. This property contains excellent soils for timber production and can provide investment opportunities for someone looking for future cash flow. Conveniently located between Montgomery and Troy.

## ADDRESS

16760  
Grady, AL 36036

## LOCATION

From Montgomery turn left onto Meriwether Trail from U.S. Hwy 231

## ACREAGE BREAKDOWN

143.7 forested, 10.7 acres in water, 15.6 open fields,

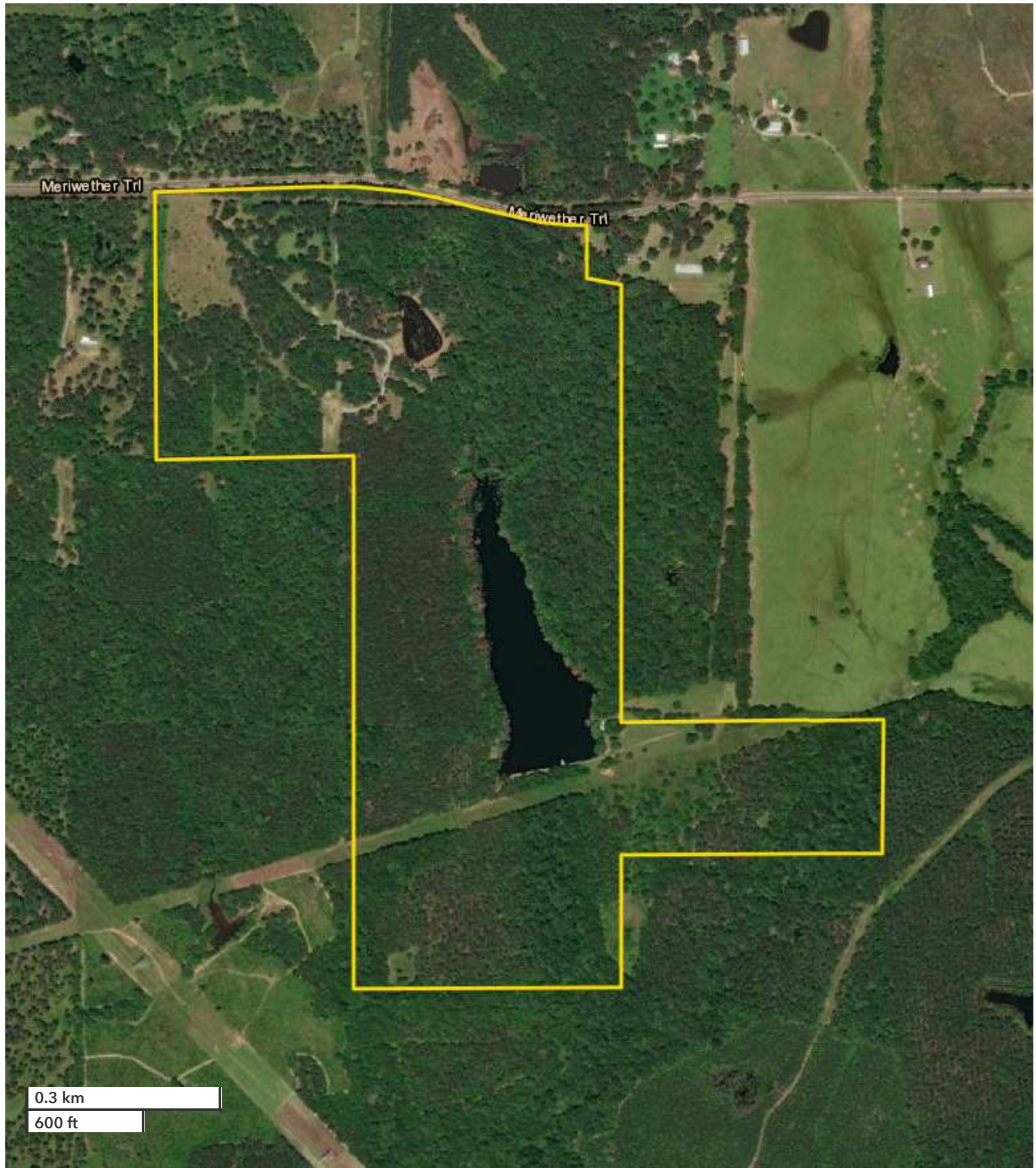


## PROPERTY HIGHLIGHTS

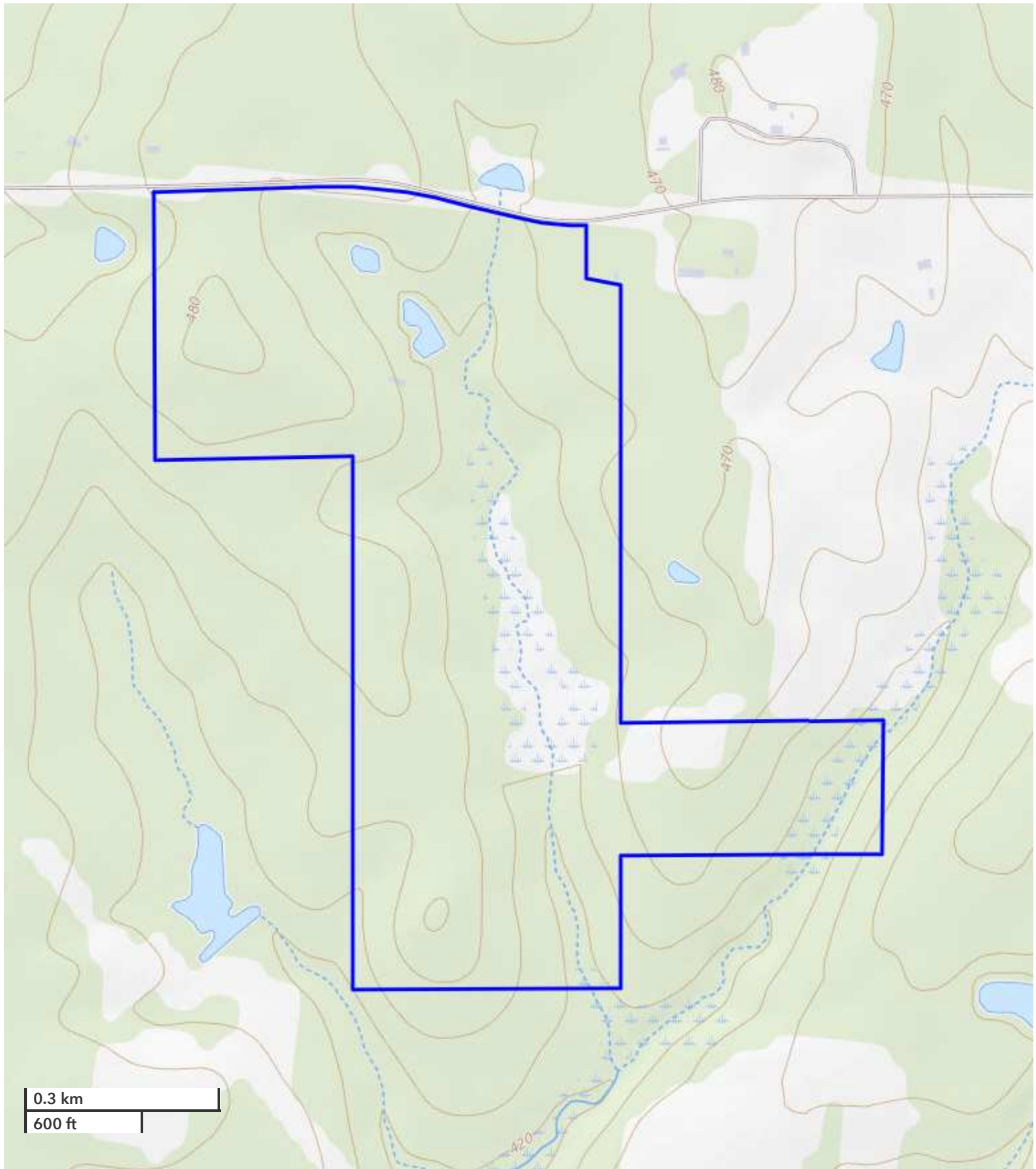
- Beautiful home setting
- 2,400 sq. ft home with all utilities including high speed internet and cable TV
- 2 ponds
- Horse pasture
- Merchantable pine timber
- Mature hardwood bottoms
- Cabin overlooking 10 acre lake
- Good soil site indexes for timber production
- Convenient to Montgomery and Troy

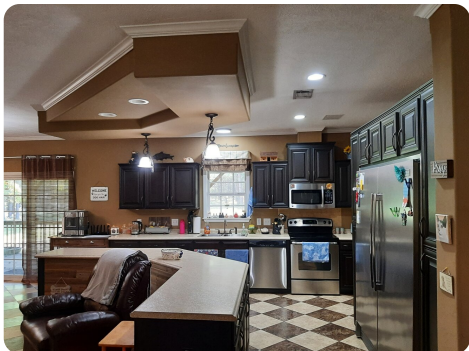












**NATIONAL  
LAND  
REALTY**

**National Land Realty**  
10270 Highway 80 E  
Montgomery, AL 36117  
[NationalLand.com](http://NationalLand.com)



**Garrett Ingram**  
Office: 205-343-2110  
Cell: 334-301-2111  
Fax: 205-343-2144  
[gingram@nationalland.com](mailto:gingram@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.



**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.**