

NEW



## zGTW01 - Bear Creek Floatway Recreation and Home Site

31 +/- Acres | Marion County, AL | \$185,000



**National Land Realty**  
112 South Main Street  
Suite 201  
Tuscumbia, AL 35674  
[NationalLand.com](http://NationalLand.com)



**Clyde Brisendine**  
Office: 256-383-8990  
Cell: 256-627-1975  
[Cbrisendine@NationalLand.com](mailto:Cbrisendine@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

This secluded treasure awaits your discovery with so many possibilities for the outdoor experience. Whether you are a hunter whose passion is bagging that mature whitetail buck or calling in a strutting tom turkey, the adventurer who can't wait for the next canoeing/ kayaking opportunity, or the family enjoying the journey among the rolling topography and well developed internal trail system, this property is for you. The year-round deep water Bear Creek is the western boundary. A seasonal stream, Faulkner Branch, runs through the property with stunningly beautiful rock formations and shelter bluffs. A plantation of pine sawtimber sits atop ridges with mature mast producing hardwoods in between. Along the paved road there's a perfect location to build your forever dream home - all utilities (electricity, city water, natural gas, phone, internet) are available on adjacent property. If you desire a spot for a remote cabin or camping area, you simply have to see this property in person!

## ADDRESS

2453 State Hwy 172  
Phil Campbell, AL 35581

## LOCATION

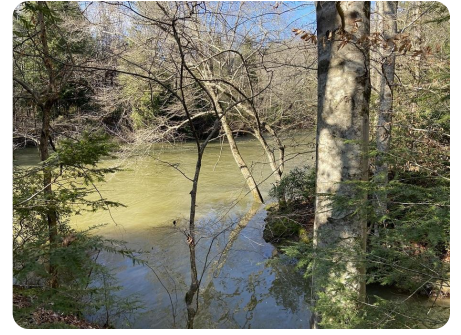
From Hwy 17 in Bear Creek, AL, turn West on Hwy 172, go 1.6 miles to property on South side of Hwy 172.

## ACREAGE BREAKDOWN

+/- 31 acres

## TAXES

\$56/year (2021)





## PROPERTY HIGHLIGHTS

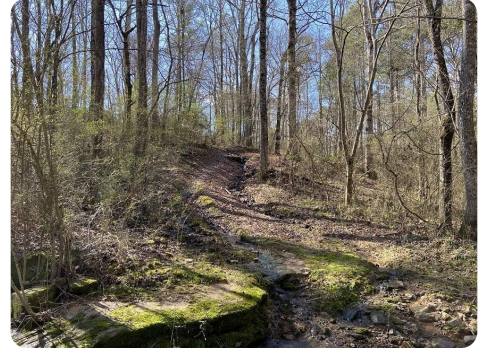
- Excellent hunting land
- Beautiful Bear Creek for the outdoor adventurer
- Intermittent stream with stunningly beautiful rock formations and shelter bluffs
- Plantation pine sawtimber and mast producing hardwoods
- Paved road frontage
- Homesites
- All utilities - electricity, city water, natural gas, phone, internet - are available on adjacent property
- Convenient to the Shoals area, Huntsville and Birmingham
- Beautiful cabin or camping sites overlooking the creeks
- Extensive internal road/trail system



[nationalland.com/listing/gtw01-bear-creek-floatway-recreation-and-home-site](https://nationalland.com/listing/gtw01-bear-creek-floatway-recreation-and-home-site)







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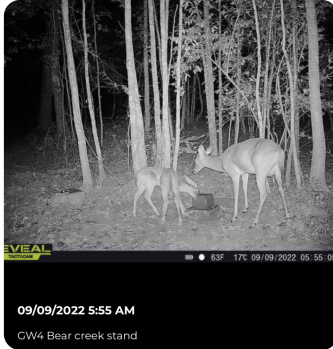
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REALTY**

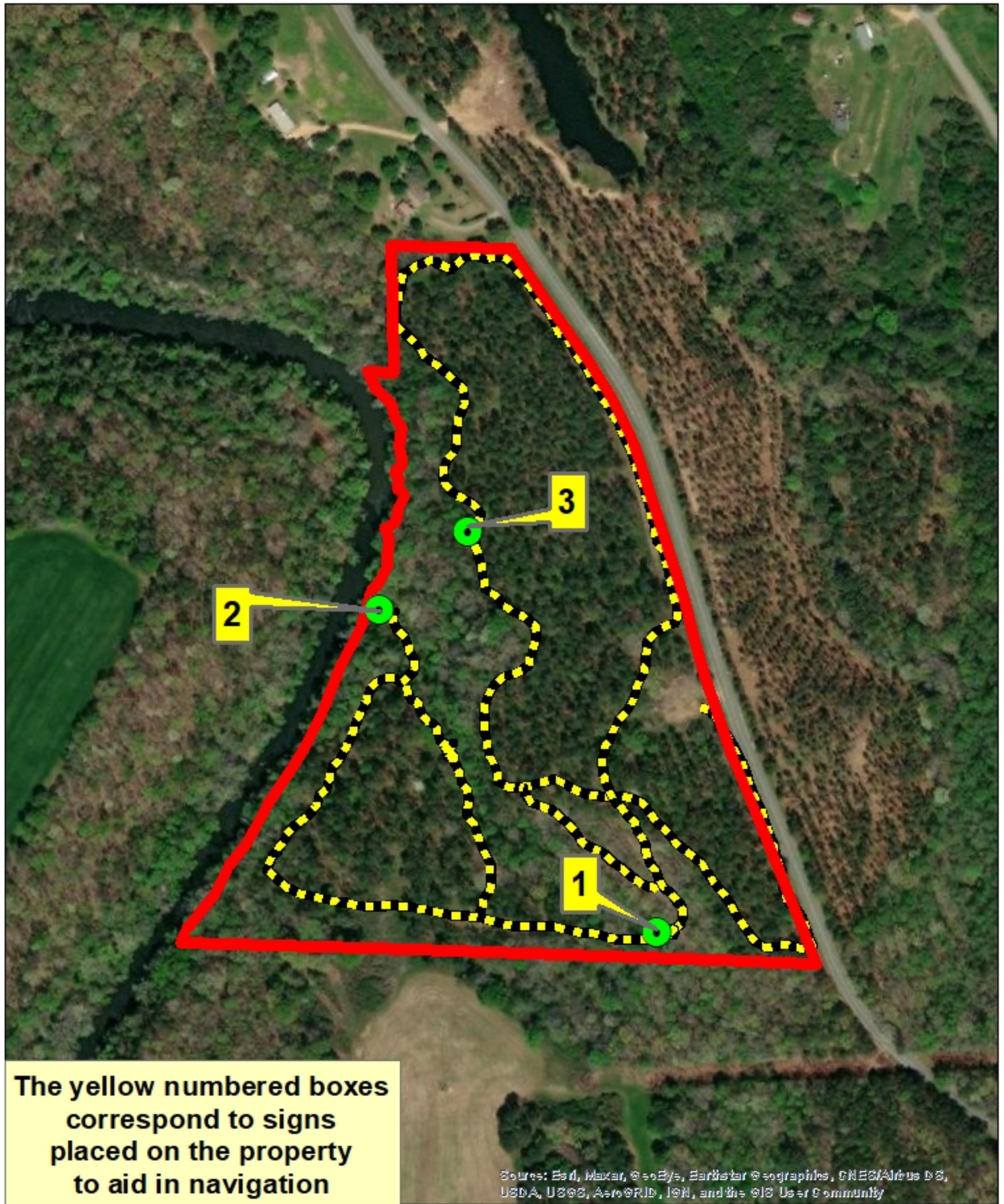
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Source: Esri, Maxar, © GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

The yellow numbered boxes correspond to signs placed on the property to aid in navigation

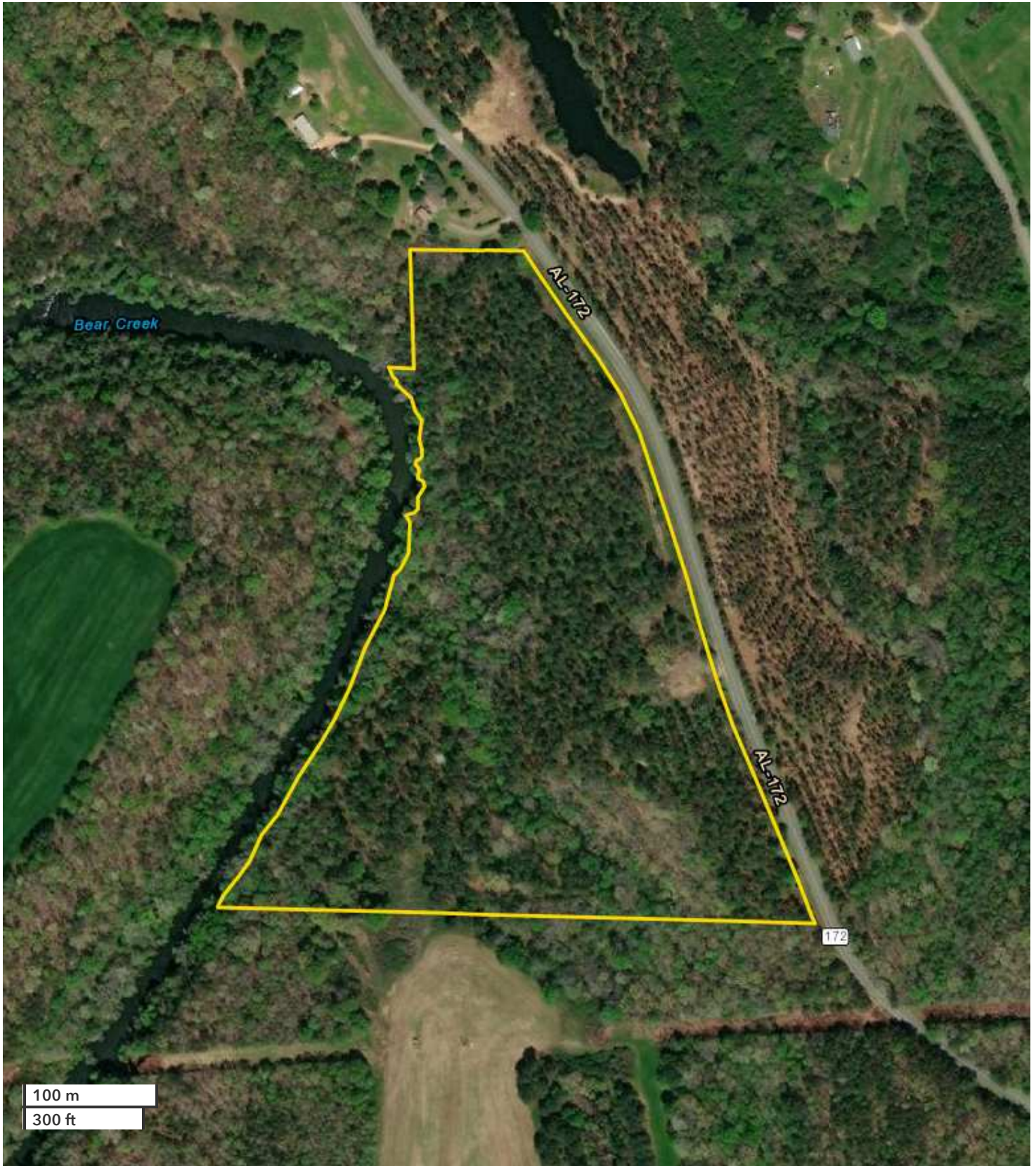
**zGTW01**  
**Marion County, AL**



0 250 500 1,000 Feet

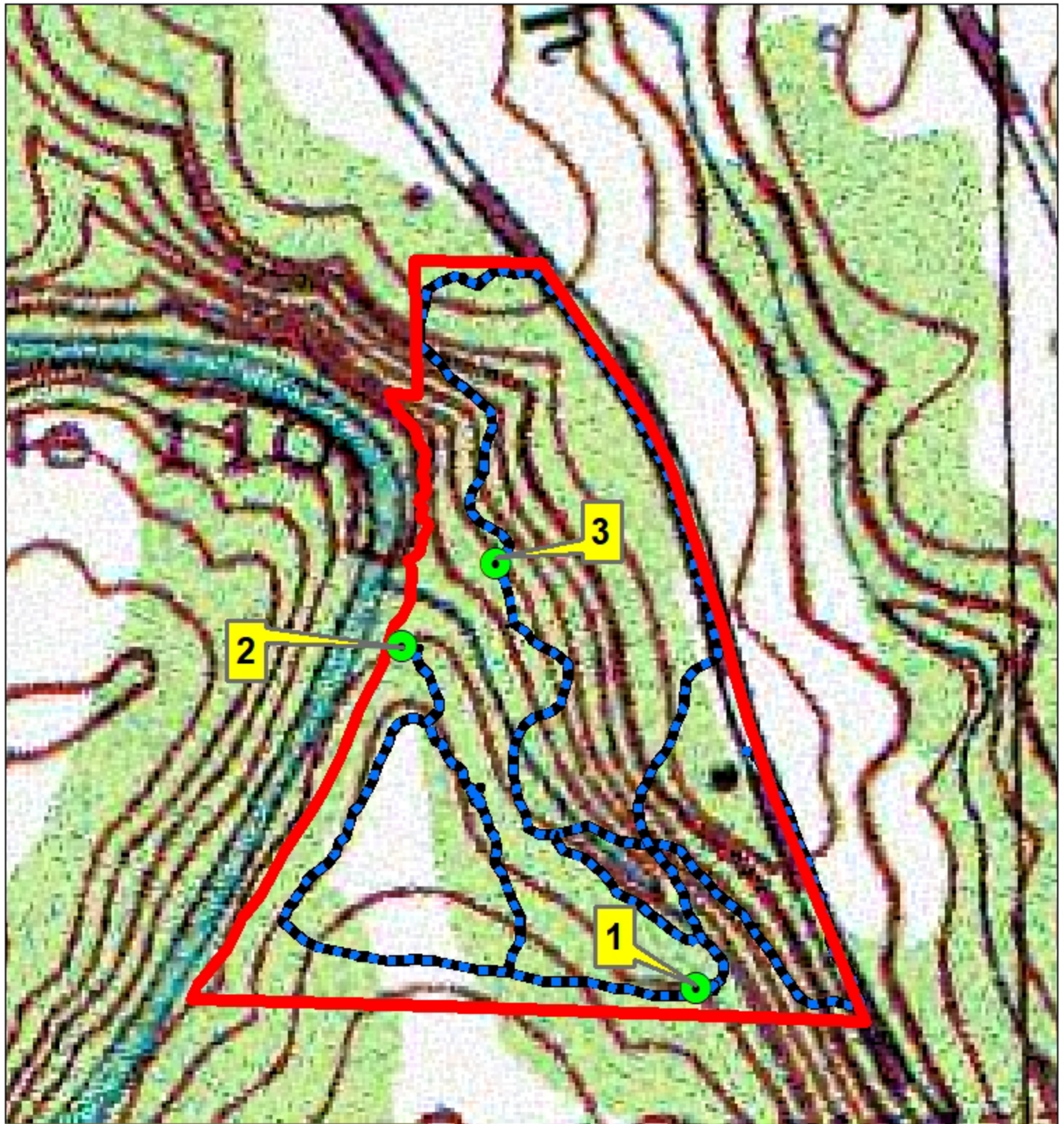
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TN Valley Office  
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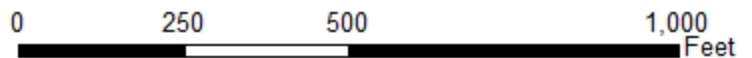
*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*





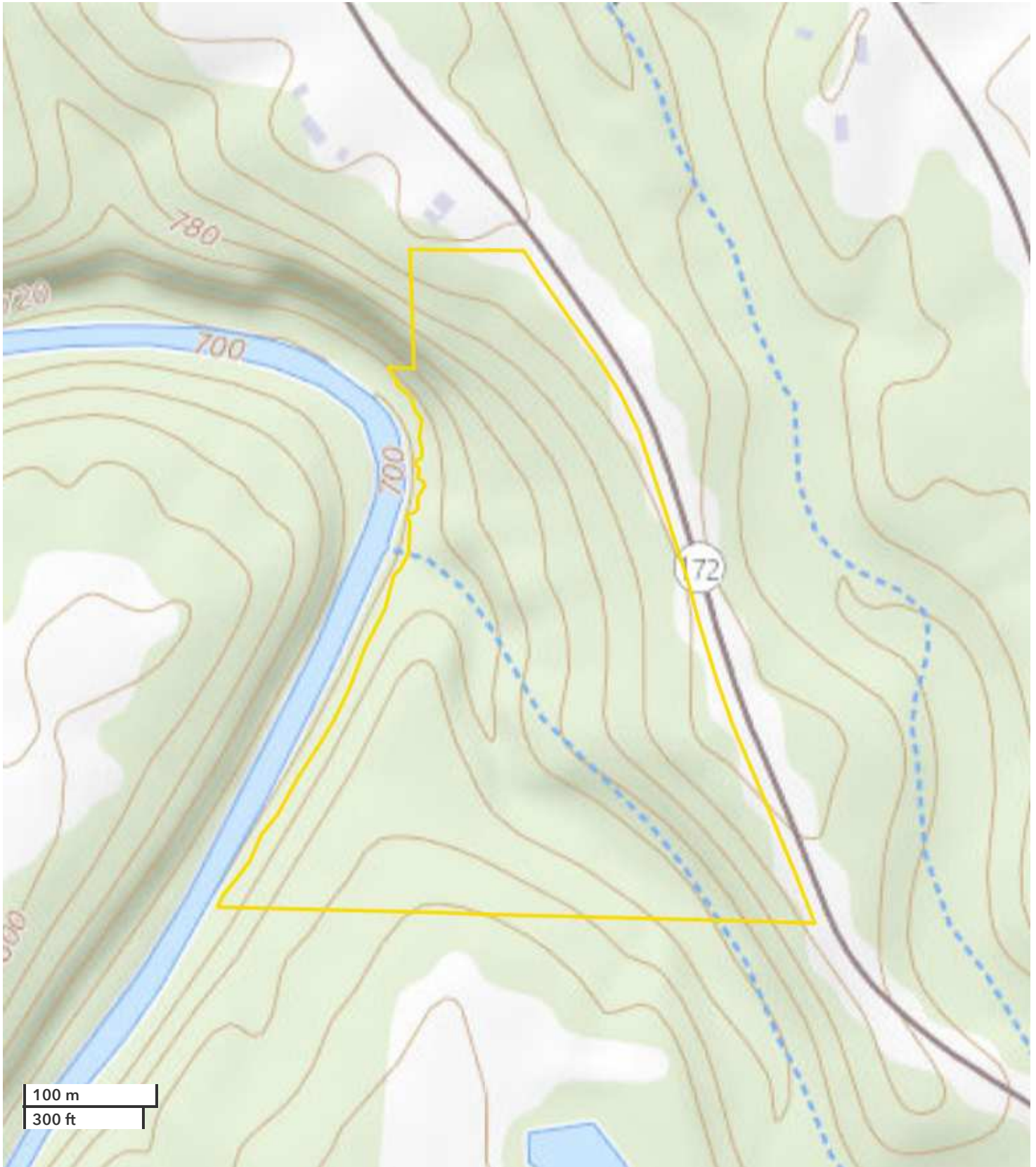
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**Marion County, AL**



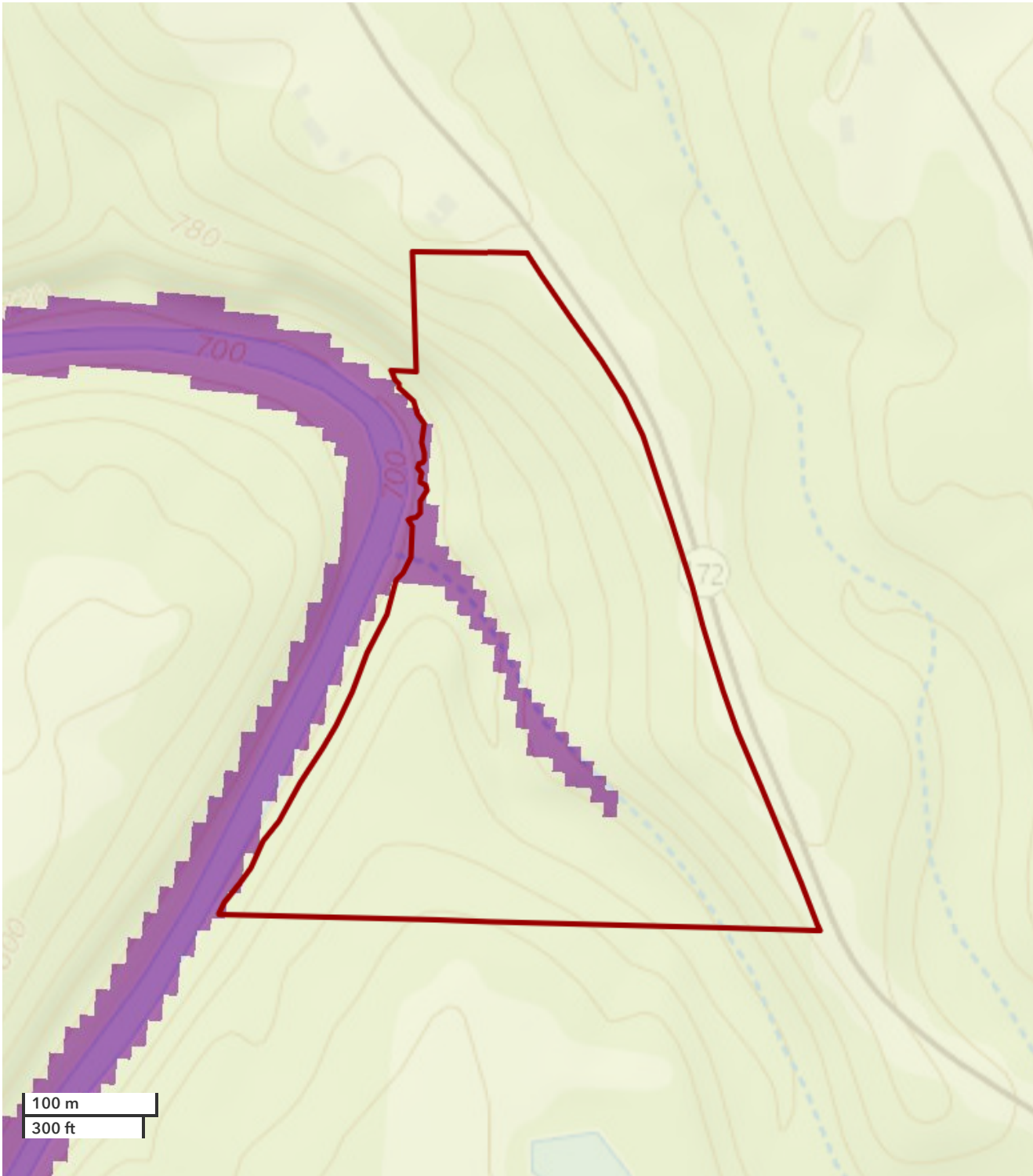
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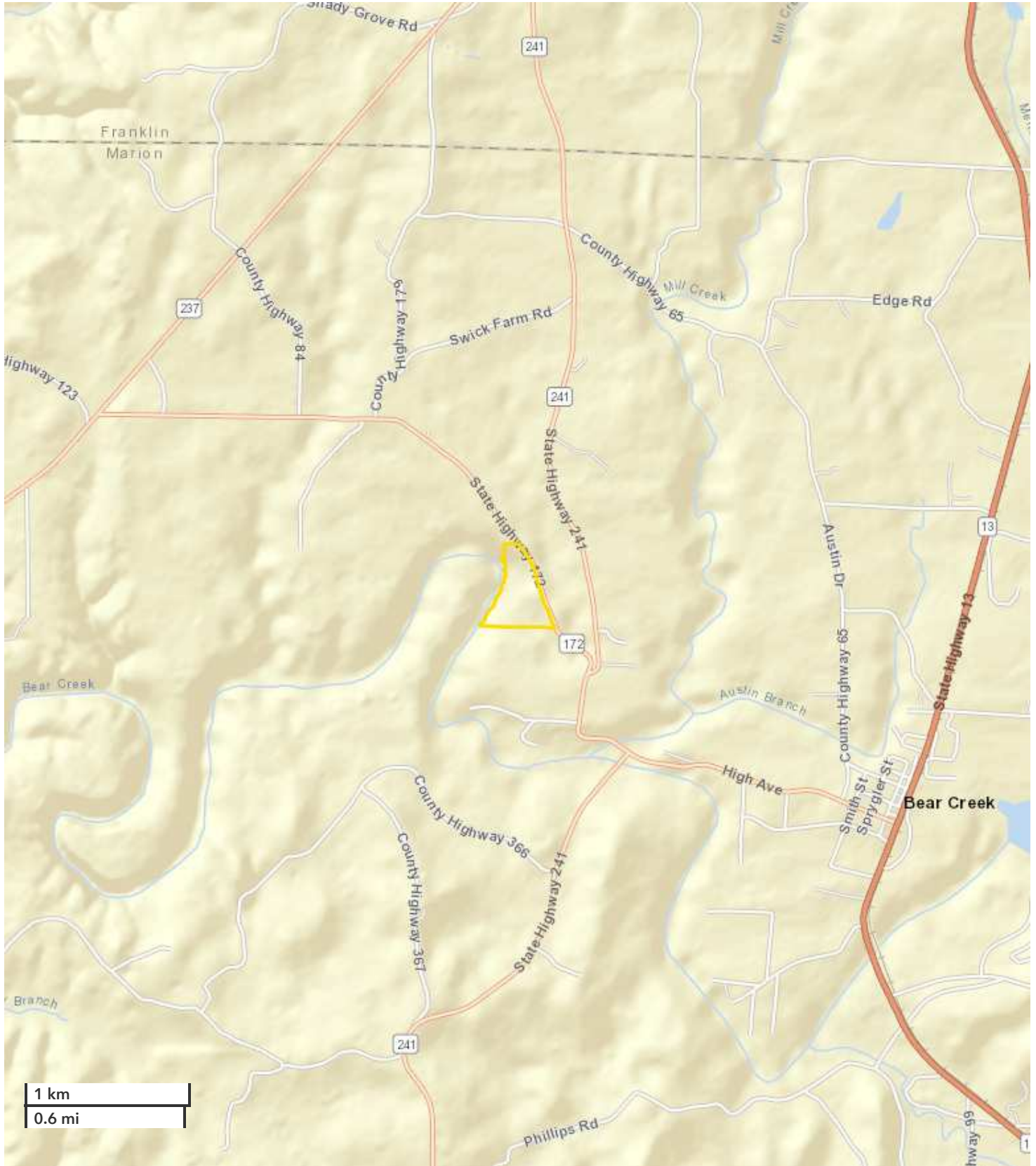
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## REAL ESTATE BROKERAGE SERVICES DISCLOSURE

### THIS IS FOR INFORMATION PURPOSES; THIS IS NOT A CONTRACT

\*Alabama law requires you, the consumer, to be informed about the 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 SUBAGENT** is another agent/licensee who also represents only one party in a sale. A subagent helps the agent represent the same client. The client may be either the seller or the buyer. A subagent 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 clients 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 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.

Name of licensee \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Consumer name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**(Acknowledgment for Receipt Purposes, Only)**

Statutory Authority: Code of Ala. 1975, §§ 34-27-8, 34-27-82, 34-27-87.

History: New Rule: Filed January 25, 1996; effective February 29, 1996. Amended: Filed August 3, 1998; effective September 7, 1998. Amended: Filed February 27, 2002; effective April 3, 2002. Amended: Filed November 26, 2002; effective December 31, 2002; corrected March 8, 2006.



**NATIONAL LAND REALTY – TN VALLEY OFFICE  
POLICY STATEMENT SUMMARY**

The Real Estate Consumers Agency and Disclosure Act (RECAD) requires the qualifying broker to adopt and maintain an agency disclosure office policy which sets out the types of brokerage services which his or her company and licensee may offer or accept.

National Land Realty – TN Valley office has chosen to offer the following services: Single Agency, Limited Consensual Dual Agency, and Transaction Brokerage, as defined in the Real Estate Brokerage Service Disclosure, a copy of which is a part of this brochure, The entire National Land Realty – TN Valley office Agency/ Brokerage Office Policy is available upon request.

**BROKERAGE SERVICE AGREEMENT**

I acknowledge that the services offered by National Land Realty – TN Valley office has been explained to me and request the following service as indicated below.

\_\_\_\_\_ *SINGLE AGENCY-SELLER*

\_\_\_\_\_ *SINGLE AGENCY- BUYER*

\_\_\_\_\_ *LIMITED CONSENSUAL DUAL AGENCY*

\_\_\_\_\_ *TRANSACTION BROKERAGE*

Signature \_\_\_\_\_ Date \_\_\_\_\_



