



## County Road 17 Farm, Hunting, & Timber

48 +/- Acres (\$4,000/acre) | Autauga County, AL | \$192,000



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## PROPERTY SUMMARY

Peaceful country living with all of the nearby conveniences of town. Call today and schedule an appointment to view this unique buying opportunity.

- Beautiful timberland with great home sites.

-Great location on County Road 17 less than 5 miles south of Autaugaville, and less than 2 miles north of the Alabama River (Lake Bob Woodruff).

-The property is less than 2 miles from the beautiful Alabama River. The river is an excellent area for fishing, boating, and skiing, and is a US navigable waterway from Montgomery to Mobile Bay.

-1,600+/- ft of paved road frontage Co. Rd. 17 and and 1,200+/-ft of road frontage on Dutch Island Circle, county water, electric, and other utilities available along highway right of way.

- Abundant wildlife: deer, turkey, and other wildlife.

- Level farm land with a mix of rolling timberland.

-Diverse timber stands with upland hardwood-pine mix timber and bottomland hardwood-cypress mix.

-Joining acreage available.

-Some minimal deed restrictions to maintain property integrity. Call agent for details.



## ADDRESS

0 County Road 17  
Tract D  
Autaugaville, AL 36003

## LOCATION

Contact us for property location details.

## ACREAGE BREAKDOWN

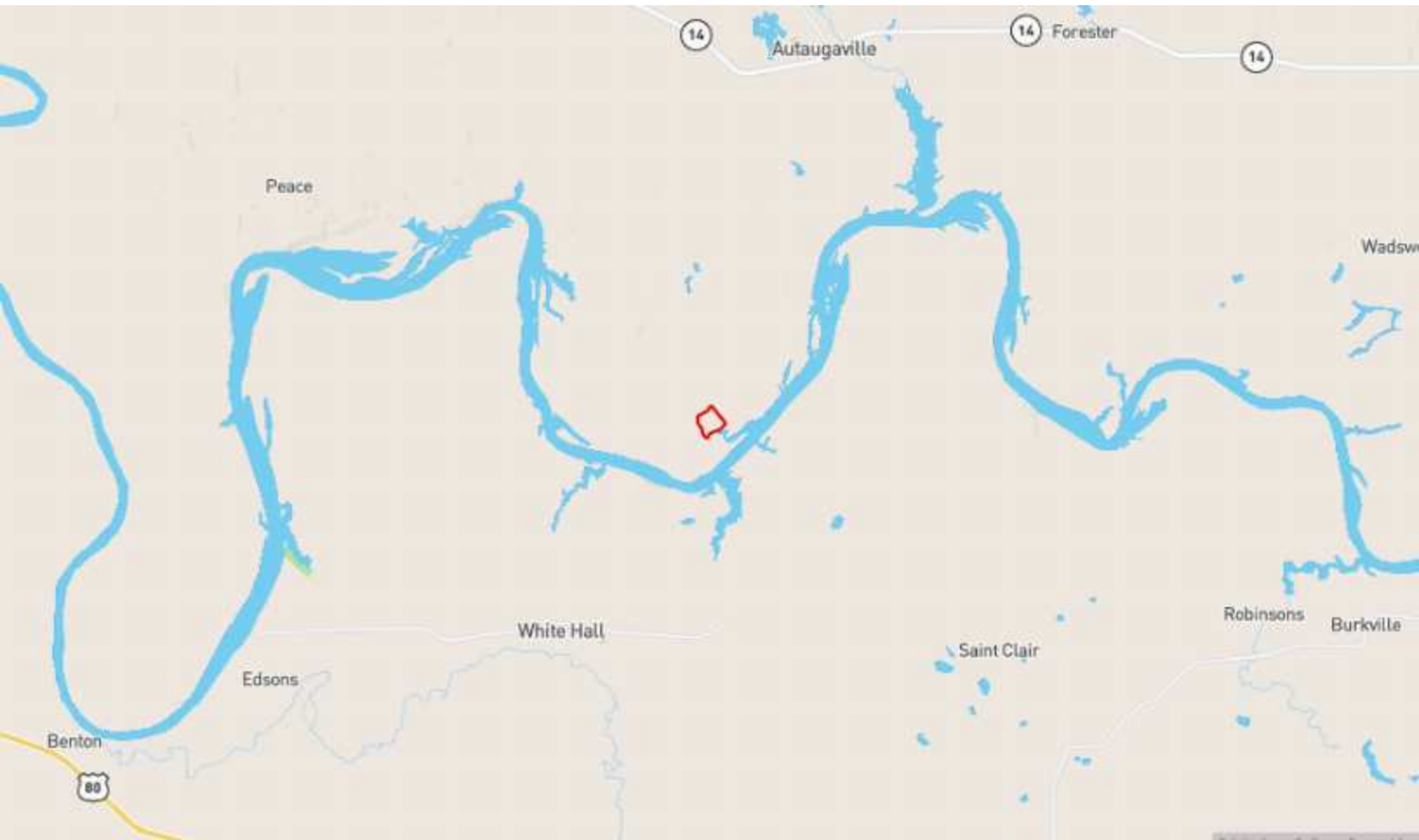
48+/- Acres

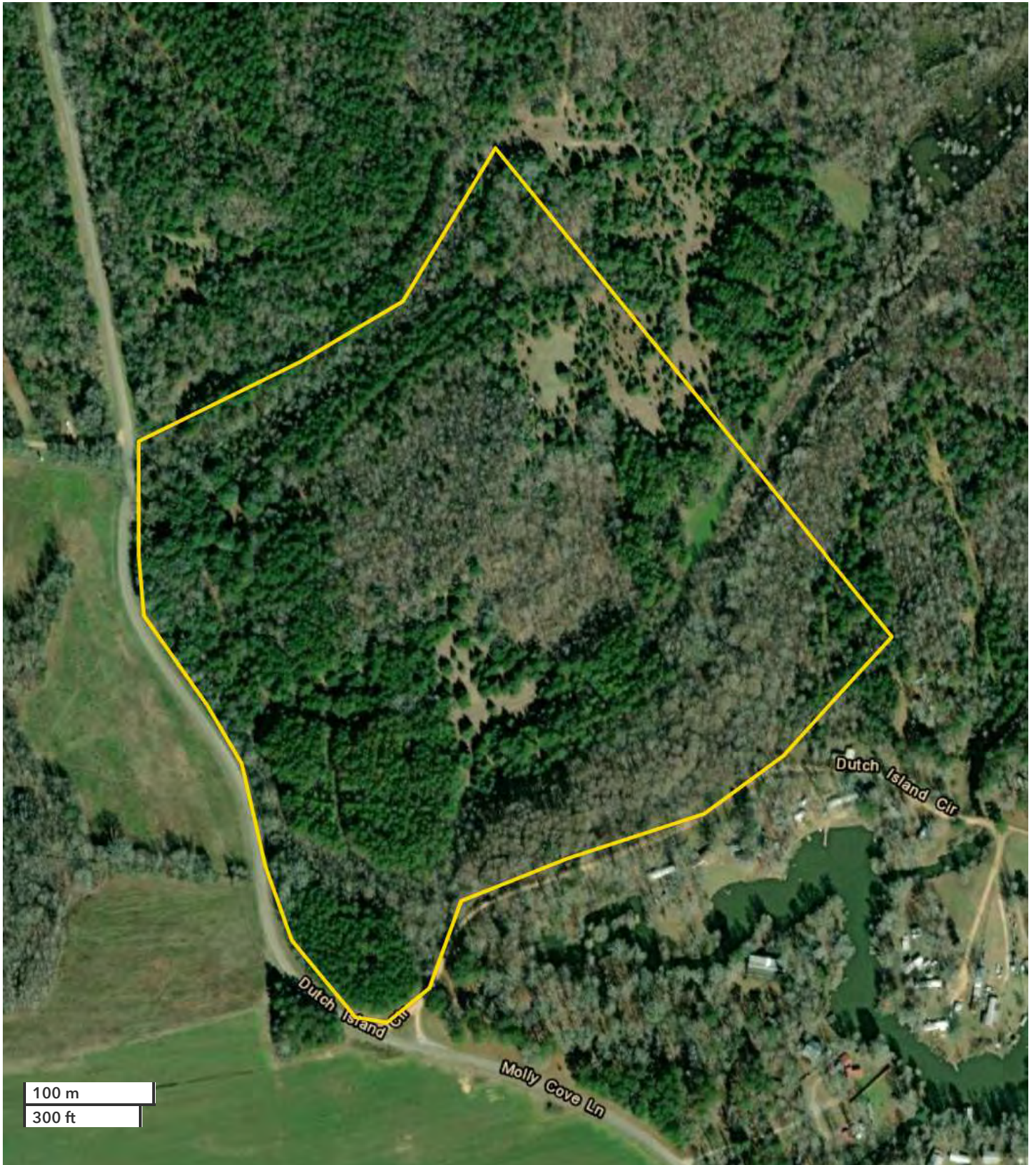
## PROPERTY HIGHLIGHTS

- Beautiful timberland
- Great home sites
- Abundant paved road frontage
- Deer, turkey, and other wildlife
- Joining acreage available

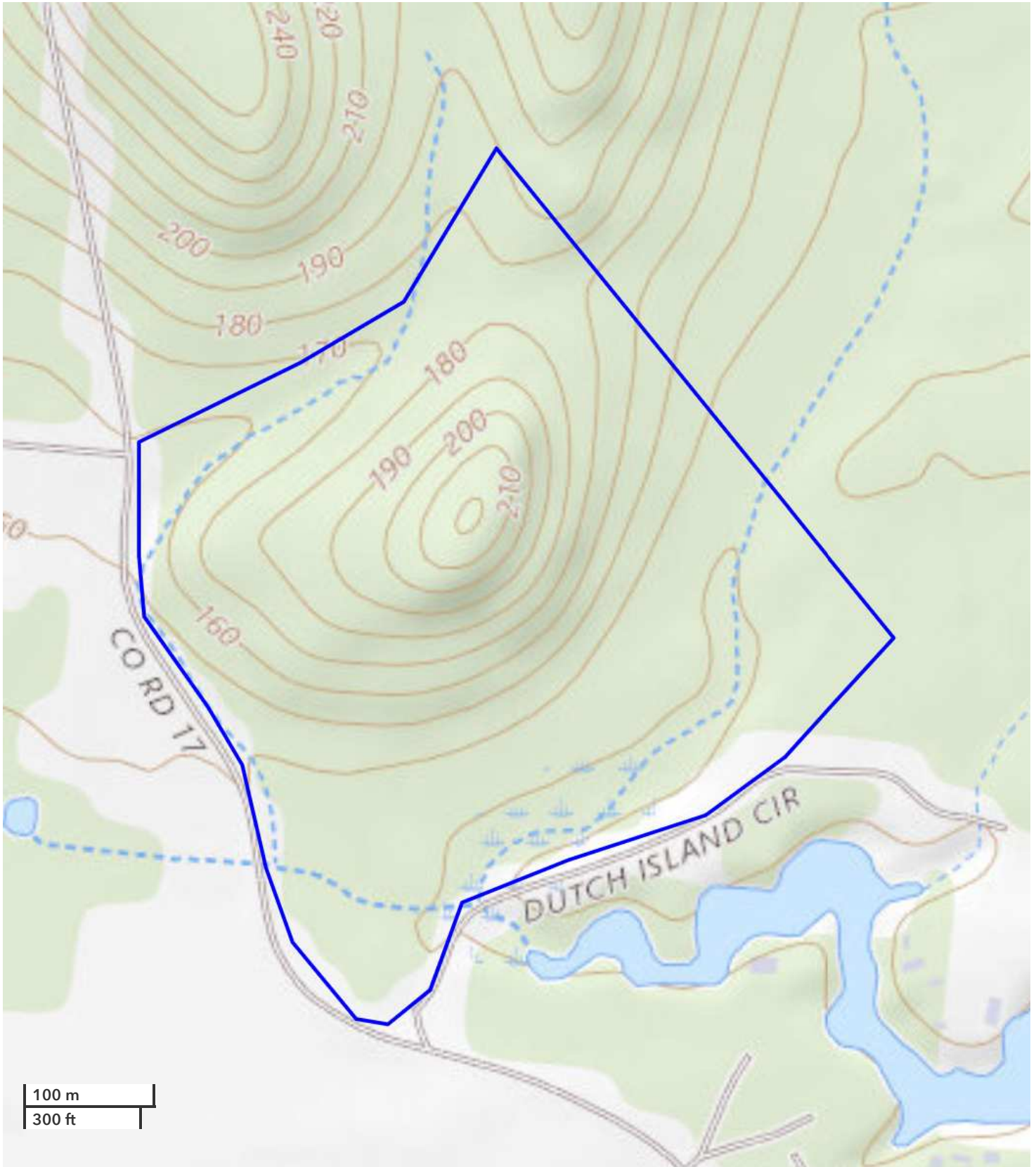


[nationalland.com/listing/autaugaville-farm-hunting-timber-production](https://nationalland.com/listing/autaugaville-farm-hunting-timber-production)





*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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**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.**