



Old Bickel Farm, Recreational, & Residential Property

86 +/- Acres | Talladega County, AL | \$394,750



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PROPERTY SUMMARY

The Old Bickel Farm features a lake, open ground, mixed timber, power, water, paved road frontage, fishing, and hunting opportunities!

Located less than one hour to Birmingham, the property is centrally located, and is well-suited as a recreational property, hobby farm, residential homesite, or hunting and fishing tract. The property was a working cattle farm for decades and could be used for cattle or horses as well.

There is one of the finest build sites that can be found, overlooking the lake with views of the mountains in the distance. The open ground could be used for hay production or grazing. The timber is comprised of mixed hickory and oak-dominant hardwood and pine that is gorgeous in the fall. A hay barn and pole barn are in place and serve as storage for vehicles and equipment.

From a recreational perspective, the gently rolling property would be fantastic for trail riding. There is abundant deer and turkey in the area, and there are several locations on the property that could be planted and utilized for food plots.

ADDRESS

3086 Feddisburg Rd
Alpine, AL 35014

LOCATION

contact listing agent for directions

ACREAGE BREAKDOWN

15+- acres open ground

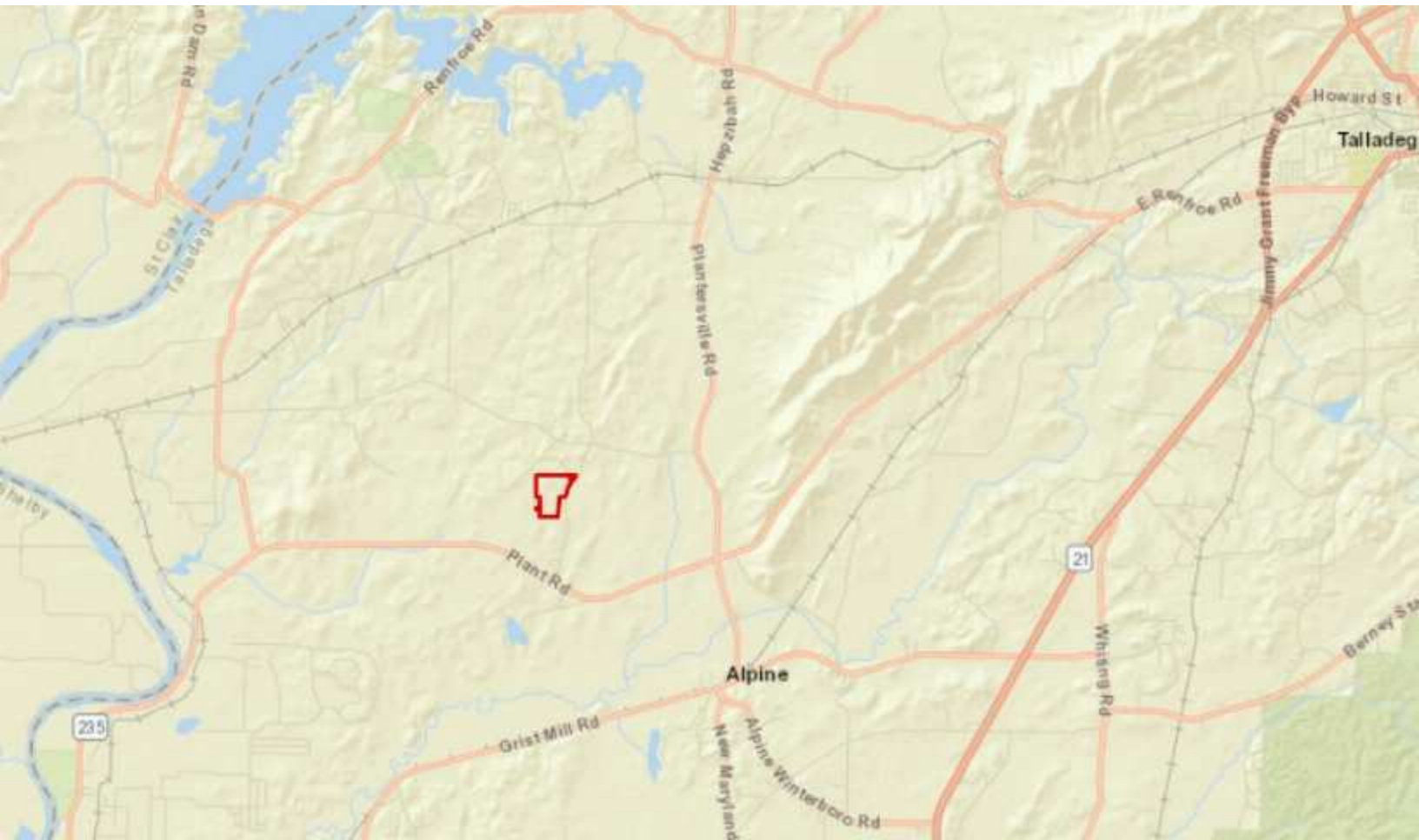
1.5+- acre pond

remainder in mixed timber

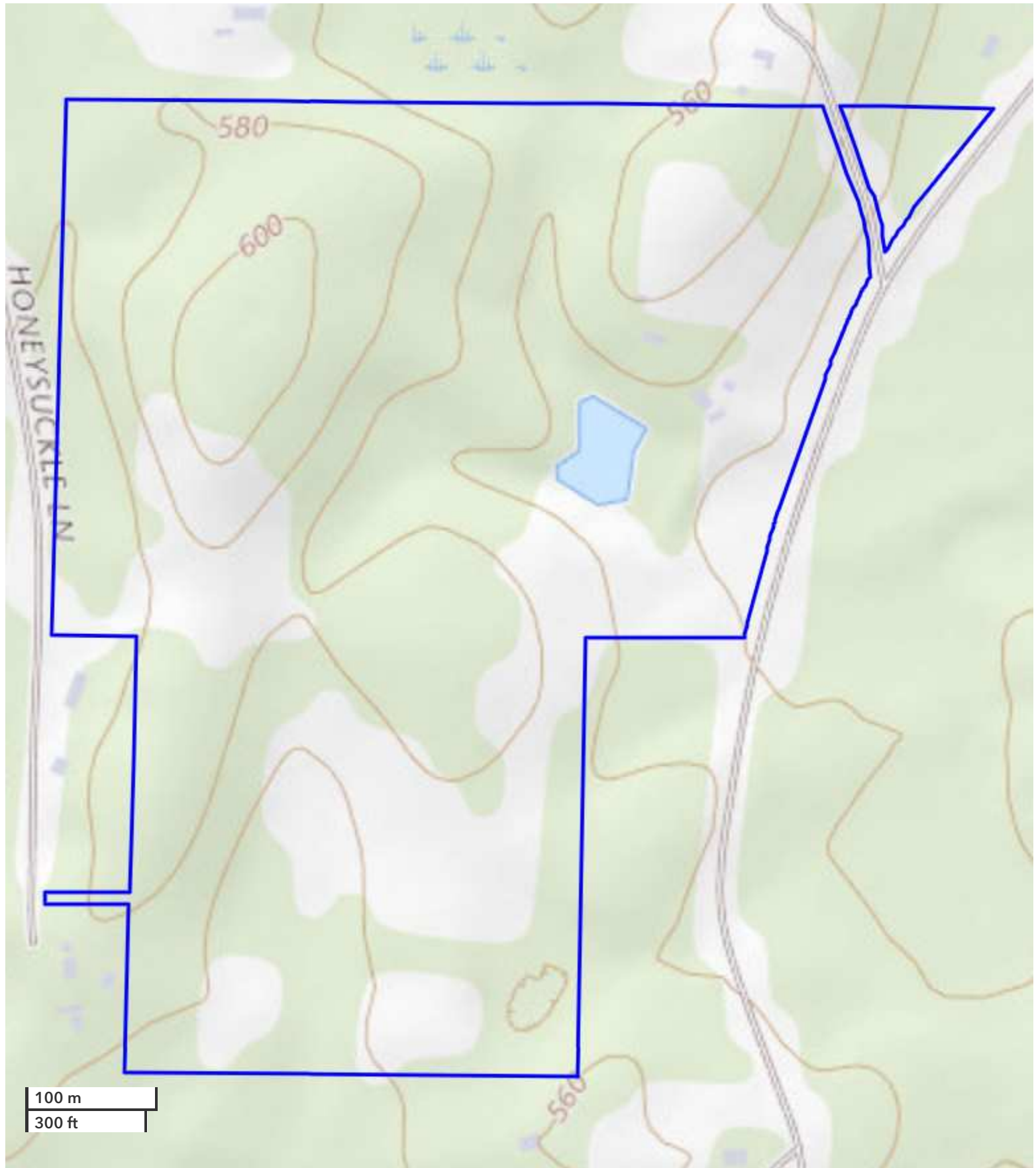


PROPERTY HIGHLIGHTS

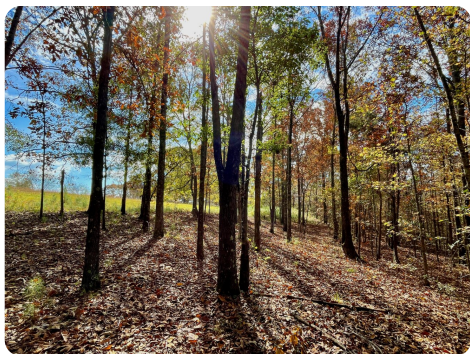
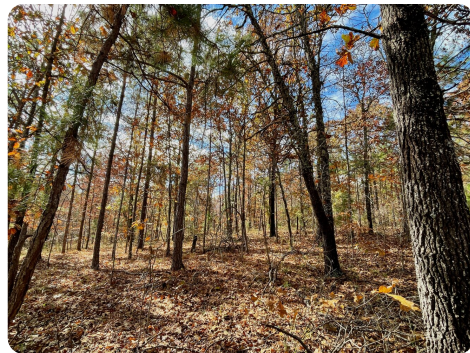
- lake
- ideal mix of open ground and timbered acreage
- power and water onsite
- deer hunting, turkey hunting, and fishing opportunities
- paved road frontage
- potential usages include cattle or horse farm, recreational property, hobby farm, residential homesite, and hunting and fishing retreat







100 m
300 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.**