



Waterfront Florala Hunting Timber & Farming Retreat

700 +/- Acres (\$2,900/acre) | Covington County, AL | \$2,030,000



National Land Realty
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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

This rare find near Florala is ideal for hunting, timber production, or farming. Located 10 minutes west of Florala, AL and 30 minutes north of I-10 and Crestview, FL, enjoy over 1.2 miles of Big Creek frontage, excellent hunting for the abundant deer, turkey, and other game present, along with easy access with ~3,700 feet of paved frontage on County Road 4, ~2,200 feet of paved frontage on Country Cross Road, ~3,700 feet on Old Goolsby Place Road, and ~700 feet on Gaskins Road, providing multiple access points for hunting, logging, farming, or development. Utilities are available on multiple sides of the property, and the diverse timber includes merchantable pine plantations just entering their prime, pre-merchantable pine plantations, mature natural hardwood and pine, and an area recently harvested to prepare for conversion to pasture. There are several large potential fishing lake sites, established food plots throughout, and many scenic home or cabin sites to choose from. Larger feasible divisions will be considered. Contact Clint Flowers, ALC at 855.NLR.LAND for more information.

ADDRESS

0 County Road 4
Florala, AL 36442

LOCATION

Contact us for property location details.

ACREAGE BREAKDOWN

700+/- acres



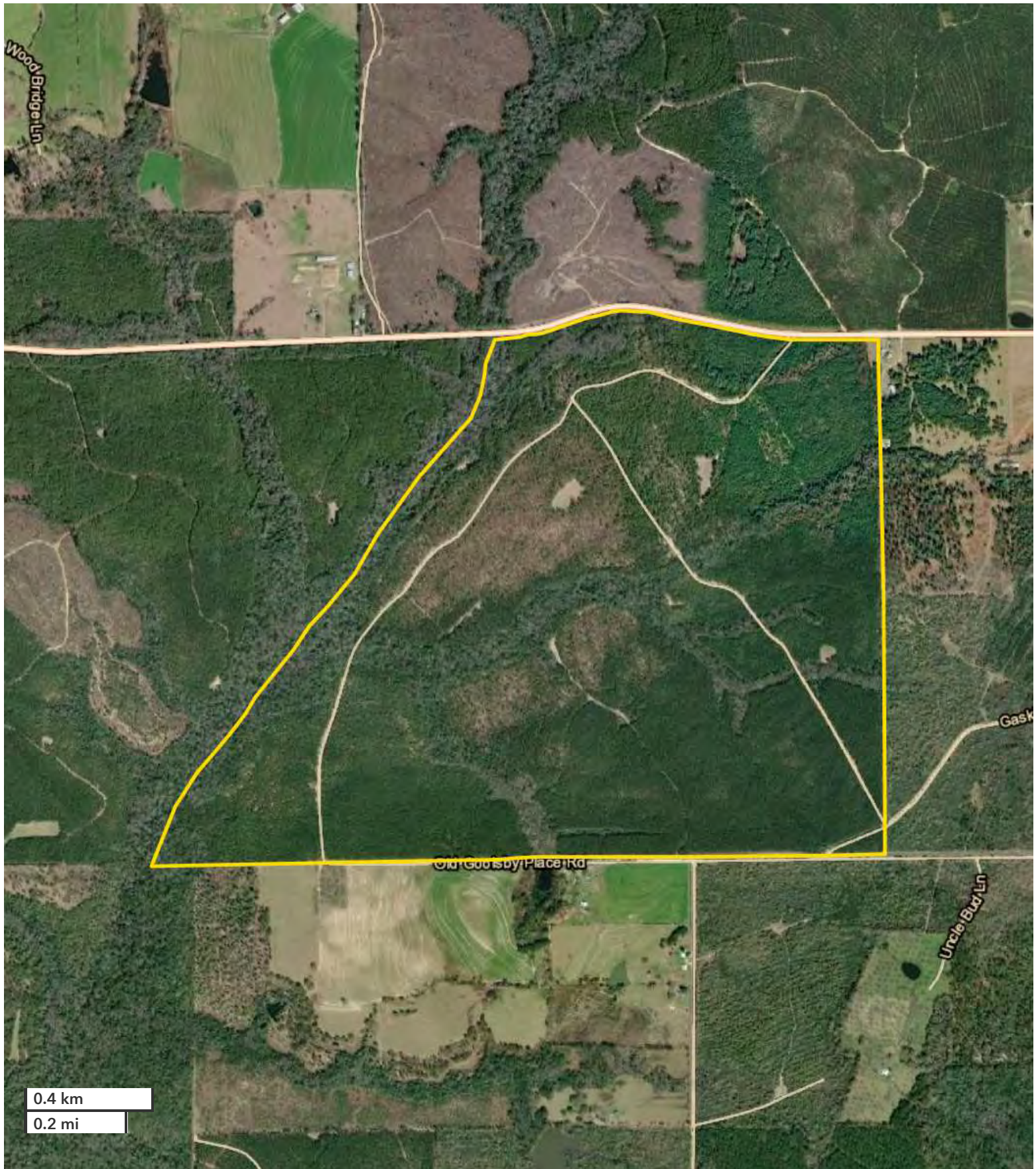
PROPERTY HIGHLIGHTS

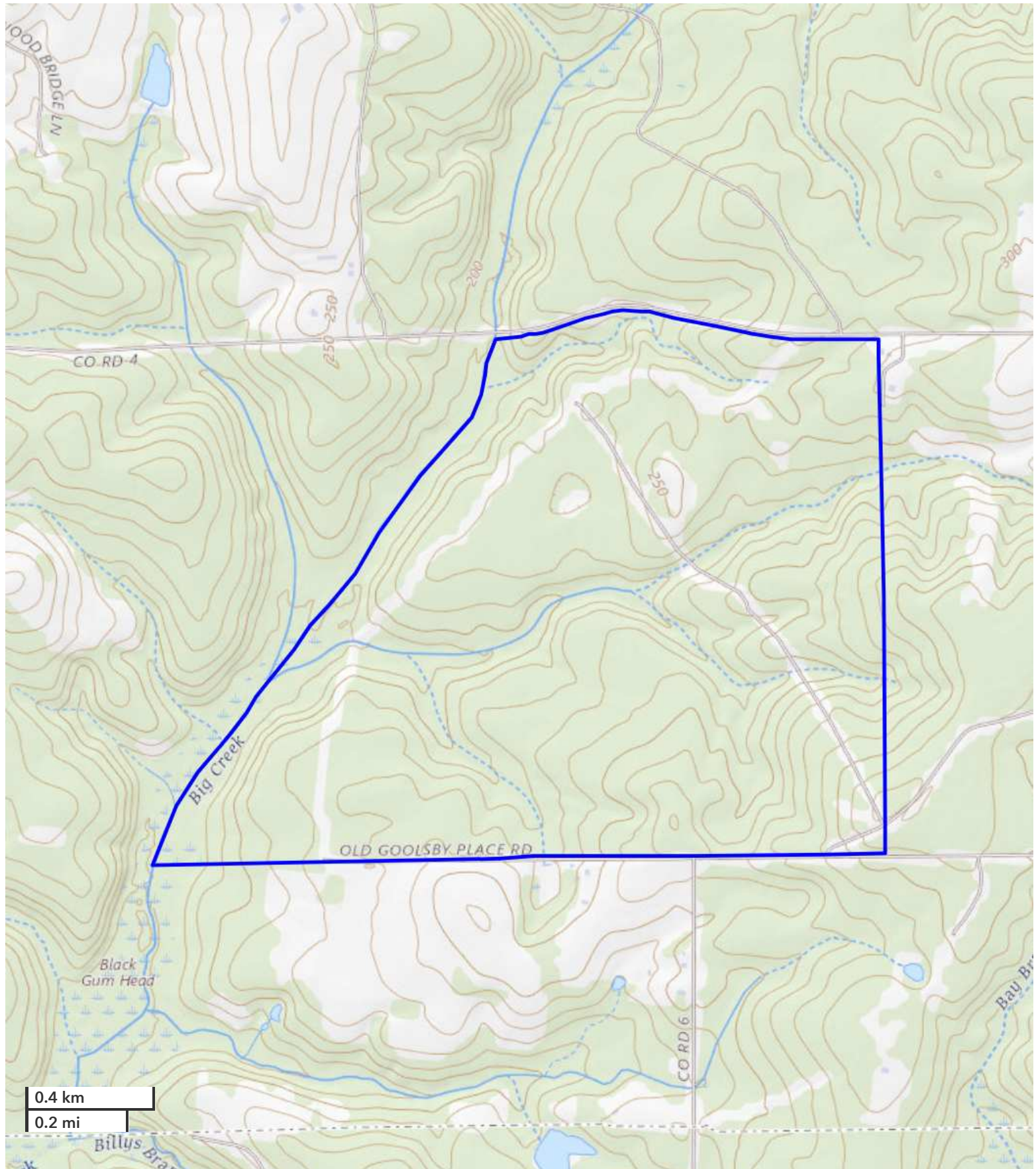
- Ideal for hunting, timber production, or farming
- 1.2 miles of water frontage on Big Creek
- Abundant deer, turkey, and other game
- Abundant road frontage on County Road 4, Country Cross Road, Goolsby Place Road, and Gaskins Road
- Utilities are available on multiple sides of the property
- Diverse timber
- Several large potential lake sites
- Multiple scenic home or cabin sites
- Established food plots throughout
- Larger divisions will be considered



nationalland.com/listing/waterfront-florala-timber-farming-retreat









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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.**