



Hueytown Hunting/Recreational Tract

38 +/- Acres | Jefferson County, AL | \$85,000



National Land Realty
308 Montgomery Highway
Suite A
Vestavia Hills, AL 35216
NationalLand.com

Heath Fant
Office: 205-438-6733
Cell: 205-240-3982
Fax: 864-331-1610
Hfant@NationalLand.com

Mitchell Jones
Office: 855-657-5263
Cell: 205-529-5500
Fax: 888-672-1810
Mjones@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 40 acre hunting and recreational tract, just outside of Hueytown is perfect for a quick run to the stand in the afternoon after work or before the morning meeting. This tract has a lot to offer. You enter the tract from an access road shared with US Steel Corp. There is a good area for a food plot around 3 acres just inside the line. On the right of the road there is a mix of tall pines and hardwoods. On the left, you step through the wood line to an approximately 2 acre spring-fed duck impoundment. You continue up the well-established road to the top of the ridge where you will find an approximately 2.5 acre food plot bordered on one side with good hardwood including red oaks, white oaks, and chestnuts another small pond and a pine thicket on the other. The tract is bordered on the West side by a clearcut with approximately 3-year-old regen making it a great bedding and travel area. The tract has plenty of deer and turkey signs, there were ducks still here in the early Spring. Plenty of small and big game to enjoy. This would make a perfect recreational tract for a father to teach his kids to enjoy t

ADDRESS

Hueytown, AL 35023

LOCATION

459 to Hueytown to property

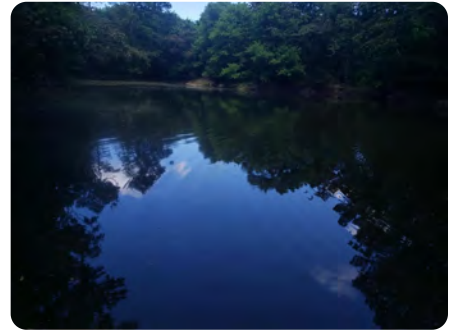
ACREAGE BREAKDOWN

32 ac mixed timber 2ac food plot 2.5 ac ponds

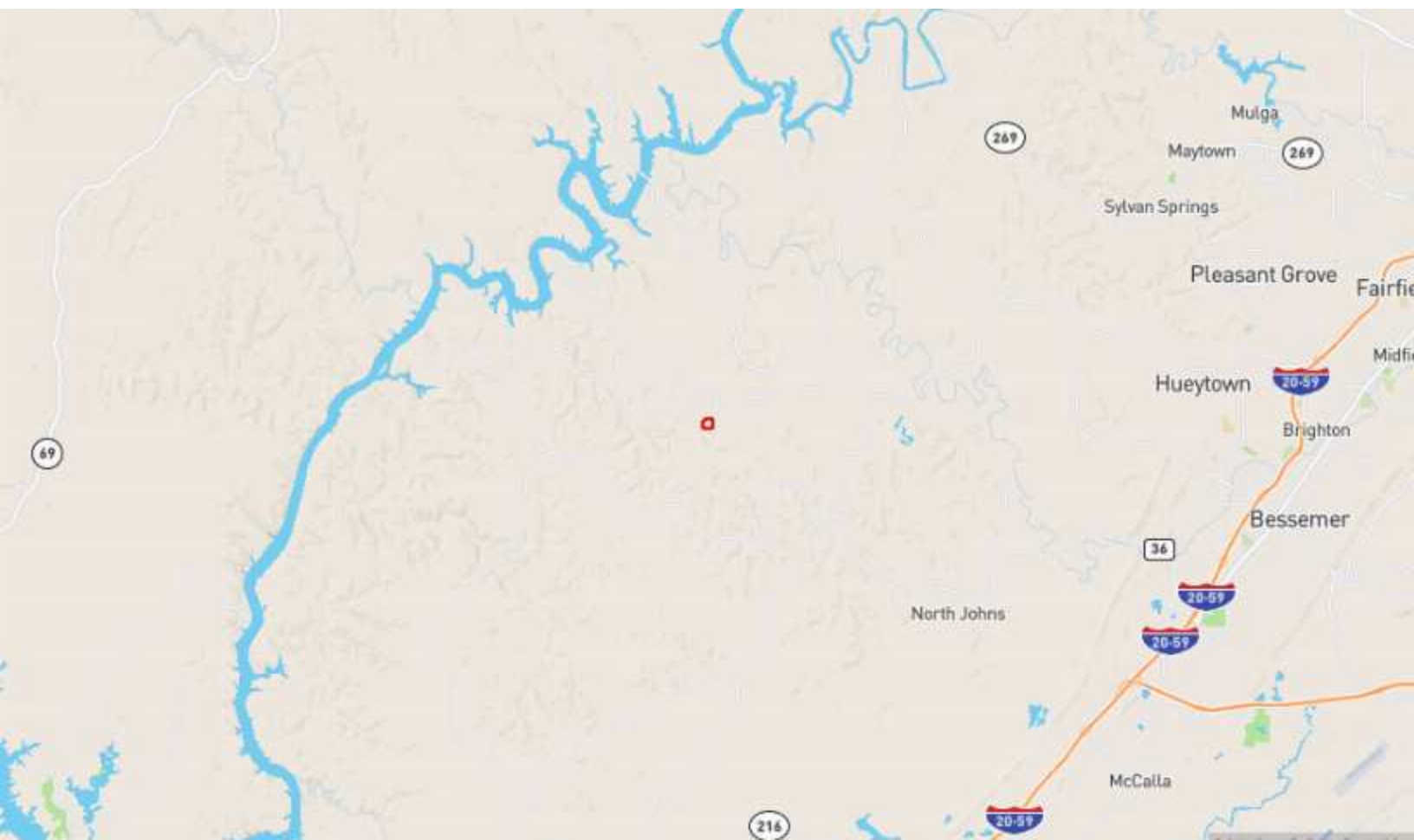


PROPERTY HIGHLIGHTS

- Location Close to Town
- Versatile Tract
- Creek and Ponds
- Wildlife
- Priced to Move



nationalland.com/listing/hueytown-huntingrecreational-tract





HEATH FANT
Land Professional
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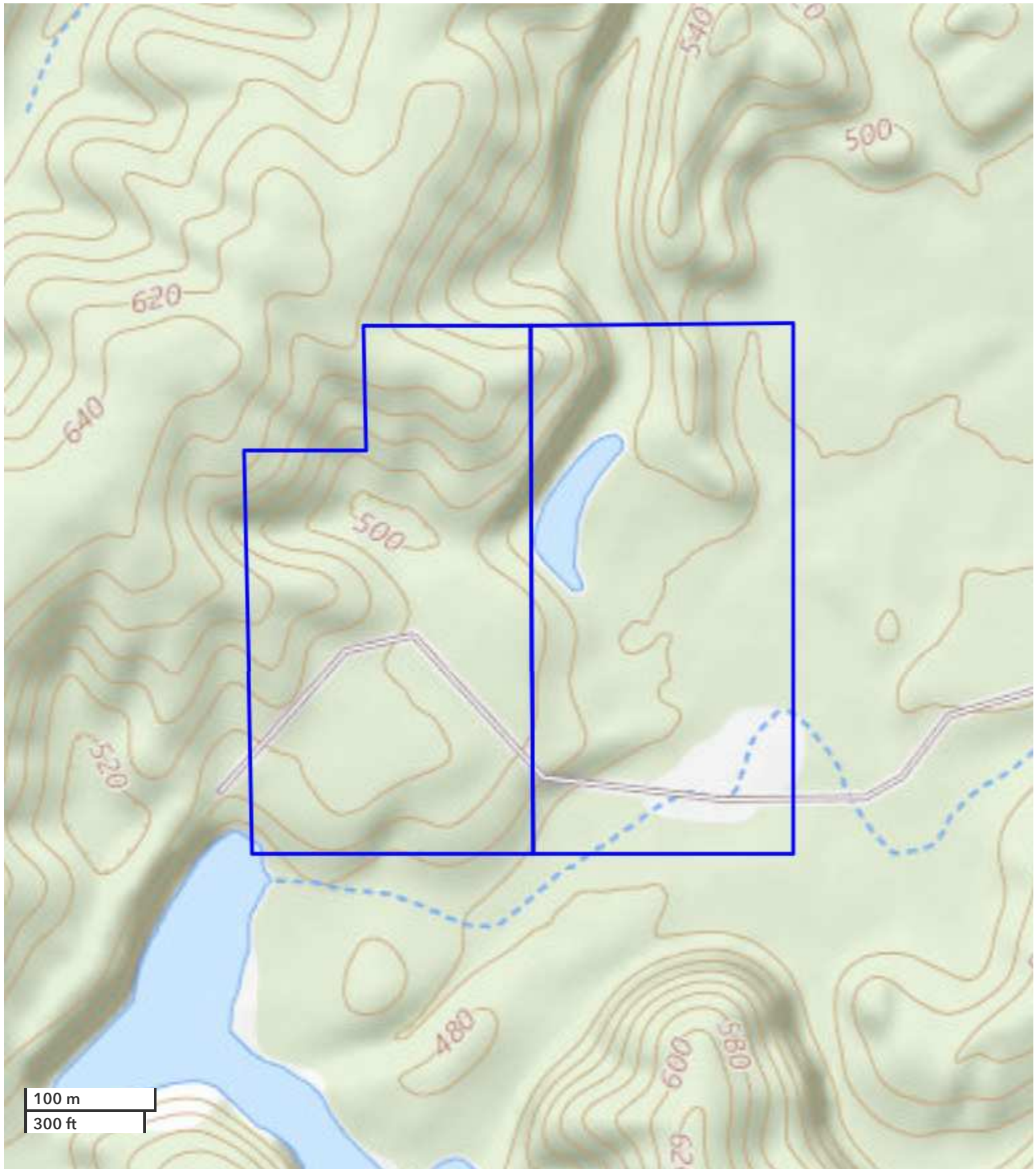
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Jefferson County, AL
38 +/- Acres



100 m

300 ft

All boundary lines noted in pictures, aerals or maps should be considered estimates and not relied on as legal documents or descriptions.



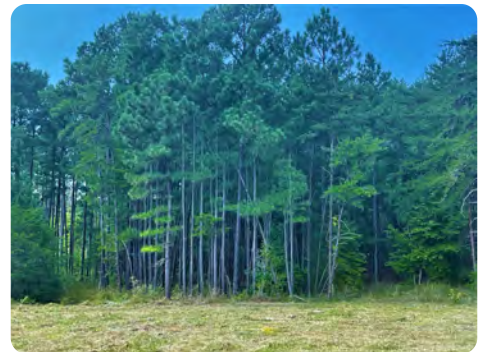


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**