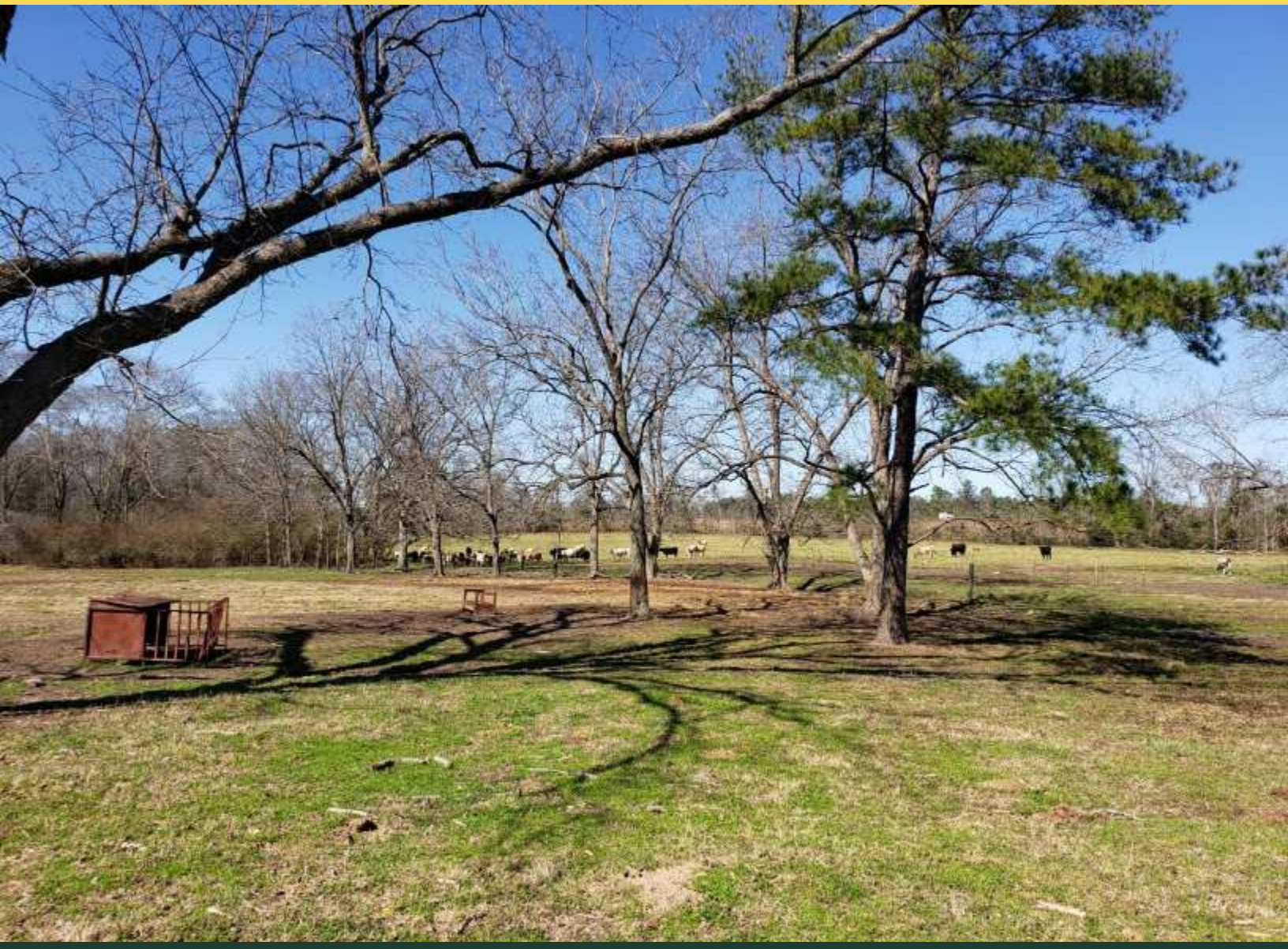
County Road 15 Farm & Timber

117 +/- Acres ($2,200/acre) | Barbour County, AL | $257,400



National Land Realty
10270 Highway 80 E
Montgomery, AL 36117
NationalLand.com

Dale Hurst
Office: 855-384-5263
Cell: 334-782-1240
Fax: 864-331-1610
Dhurst@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

Turnkey cattle/horse farm with paved road frontage, cross-fenced, mature hardwoods, and almost half the acreage in pasture or tillable land. Clearcut areas have been fenced off to keep cows out with mature hardwoods available for shade and cover for cows or horses. Another area in the middle of the property has an excellent stand of naturally regenerated pines. A catch pen is in place to load cattle. The property has multiple creeks that provide watering areas or could be excellent pond sites if desired. This property also has a couple of excellent homesites with great views to the west of those beautiful sunsets. Power and water are available at the road with 2 gated entrances to the property. The property is less than 30 minutes to Ozark or Troy and 45 minutes to Dothan. Call Dale Hurst at 334-782-1240 to schedule a showing of this property.

Address

244 County Road 15
Clio, AL 36017

Location

From Clio, take Highway 51 South for .5 miles and turn left on CR 15. Travel approximately 1.5 miles, and the property is on the right.

Acreage Breakdown

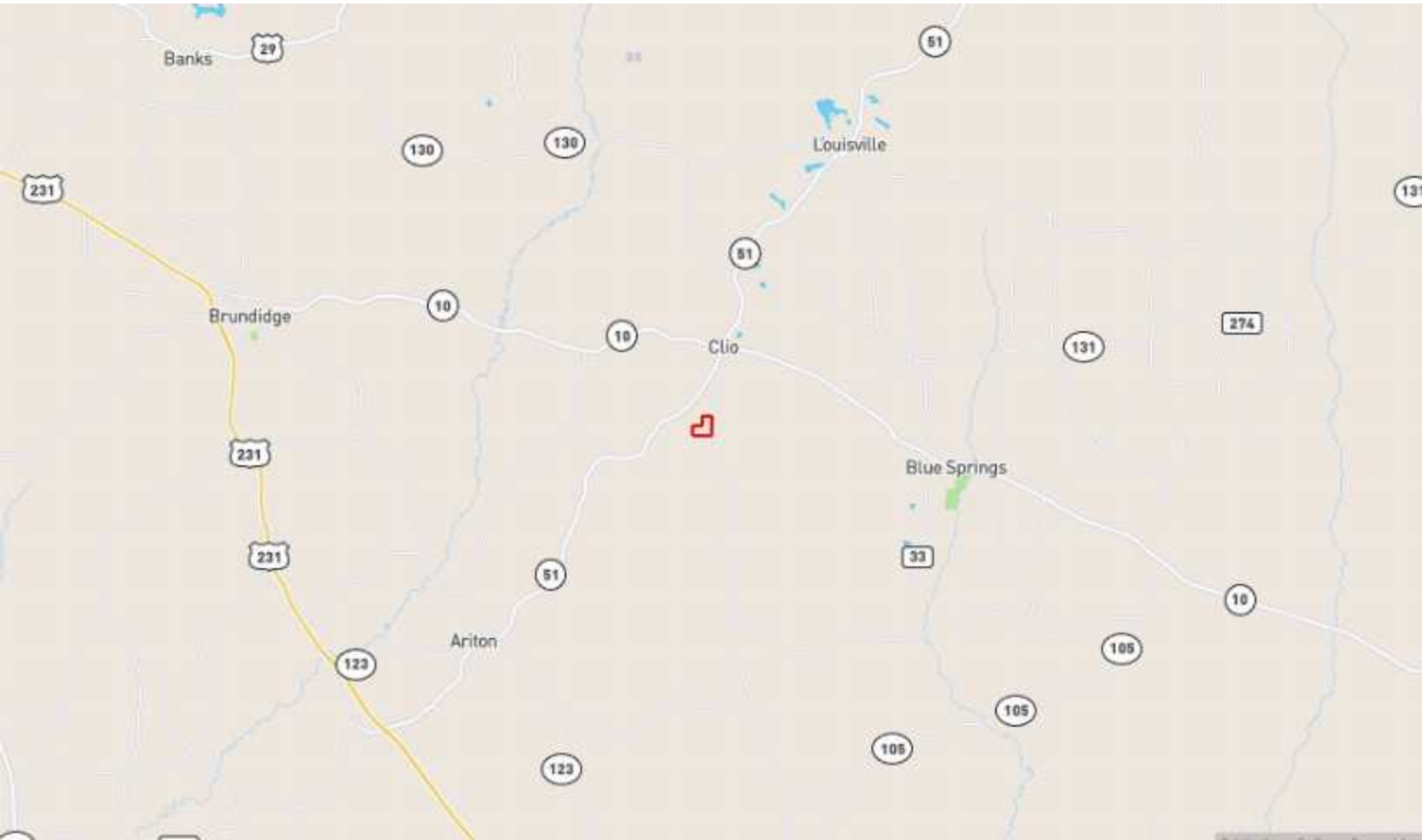
117 +/- acres (50.7 +/- pasture/tillable, 47.3 +/- clearcut, 19 +/- mature hardwood)

Taxes

$504/year (2022)

Property Highlights

- Pasture/tillable land
- Mature hardwoods
- Creeks and pond sites
- Fenced and cross fenced for cattle
- Power and water available



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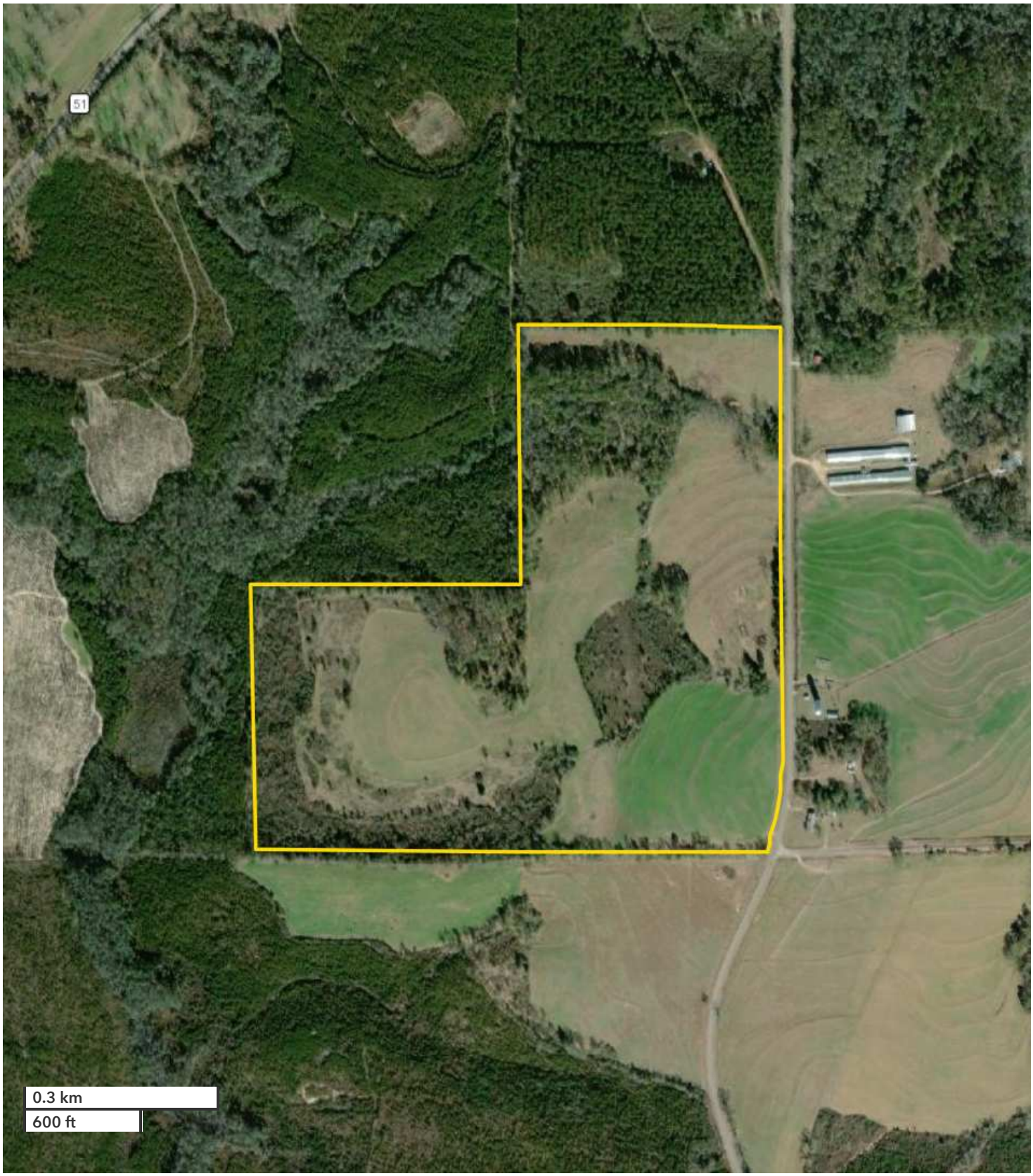

All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

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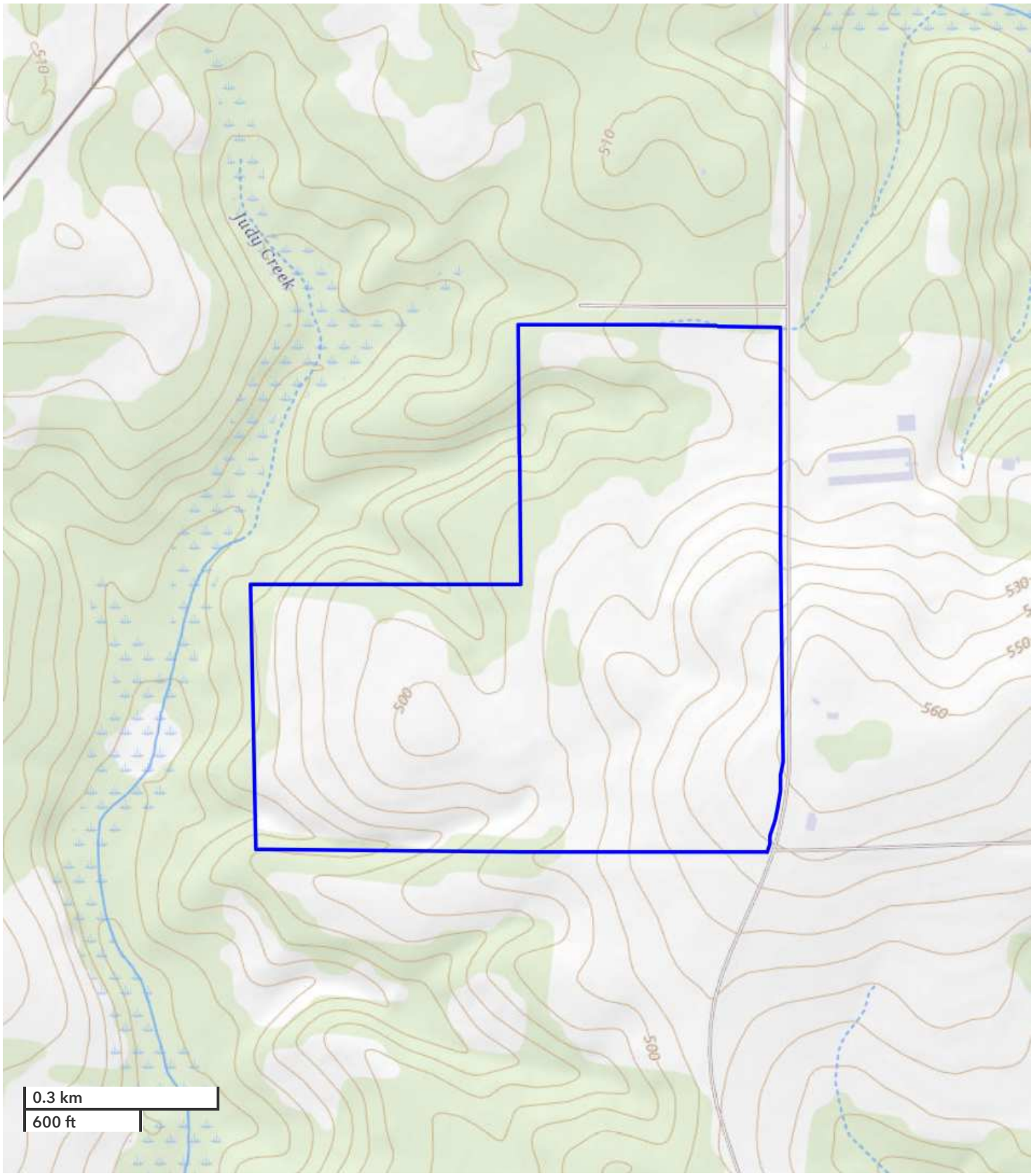

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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**