



Bouge Creek Hunting & Timber Investment Tract- East

94 +/- Acres | Lamar County, AL | \$169,200



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com

Josh Hixon
Office: 205-343-2110
Cell: 205-361-0946
Fax: 864-331-1610
Jhixon@nationalland.com

Allan Hixon
Office: 205-343-2110
Cell: 205-799-1422
Fax: 205-343-2144
Ahixon@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 property is located on Holly Road off Mulberry Road in an area that produces great deer and turkey hunting. There are 2 food plots, a small pond, and the rest of the tract is timbered with a good mix of mature pine and hardwood. For more information or to schedule a showing, call Allan Hixon at (205) 799-1422 or Josh Hixon at (205) 361-0946.

ADDRESS

Sulligent, AL 35586

LOCATION

Call agent for details.

ACREAGE BREAKDOWN

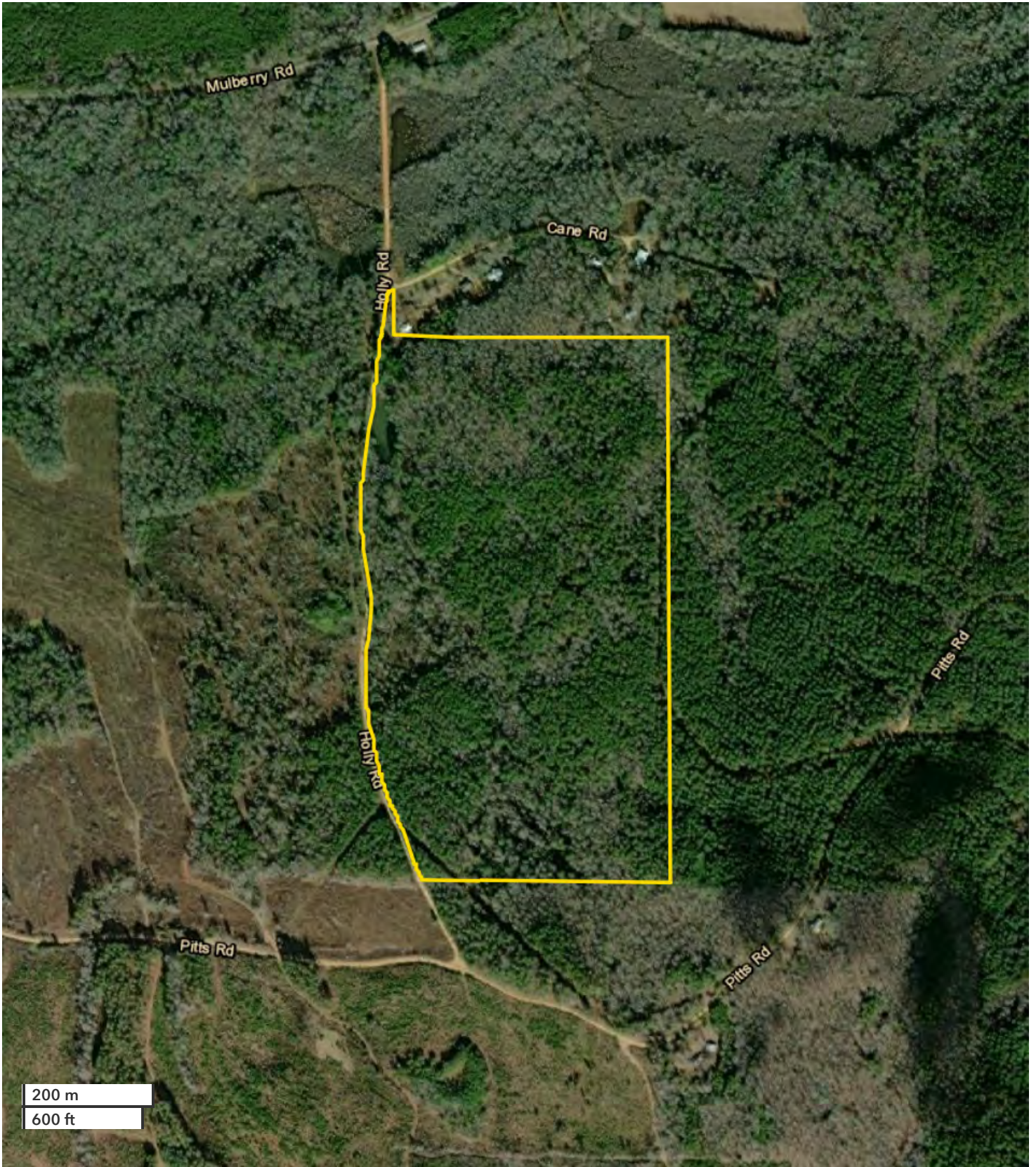
94 +/- Acres



PROPERTY HIGHLIGHTS

- Food Plots
- Small Pond
- Mature Timber





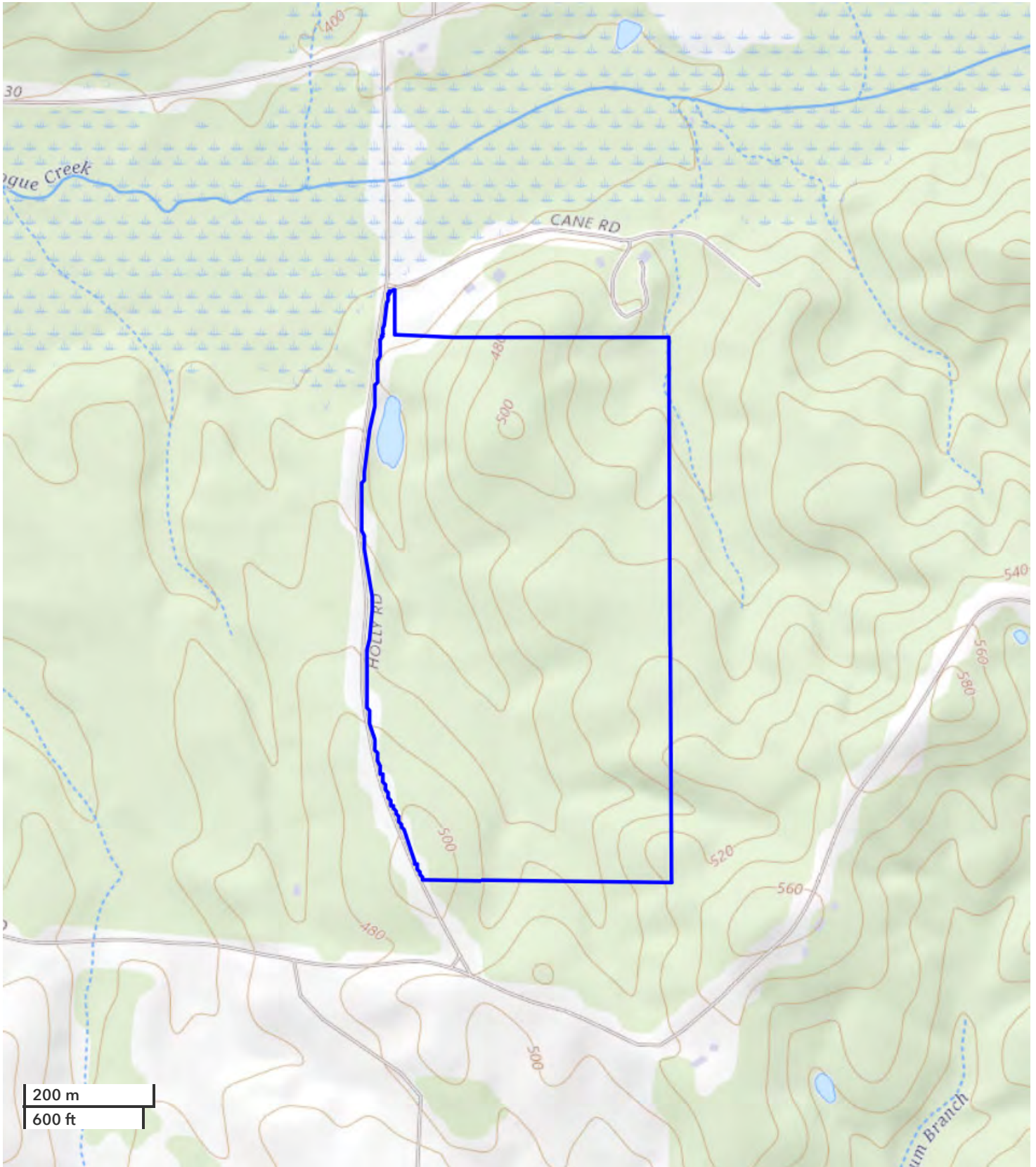
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



JOSH HIXON
Land Professional, Register
864-331-1610
Jhixon@nationalland.com
205-361-0946
205-343-2110

ALLAN HIXON
Land Professional, Register
205-343-2144
Ahixon@nationalland.com
205-799-1422
205-343-2110

Bouge Creek Hunting & Timber Investment Tract-Ea
Lamar County, AL
94 +/- Acres



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

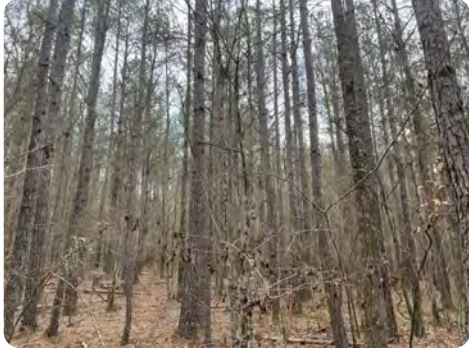


National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com

Josh Hixon
Office: 205-343-2110
Cell: 205-361-0946
Fax: 864-331-1610
Jhixon@nationalland.com

Allan Hixon
Office: 205-343-2110
Cell: 205-799-1422
Fax: 205-343-2144
Ahixon@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.



National Land Realty
 2809 8th Street
 Tuscaloosa, AL 35401
NationalLand.com

Josh Hixon
 Office: 205-343-2110
 Cell: 205-361-0946
 Fax: 864-331-1610
Jhixon@nationalland.com

Allan Hixon
 Office: 205-343-2110
 Cell: 205-799-1422
 Fax: 205-343-2144
Ahixon@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.



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com

Josh Hixon
Office: 205-343-2110
Cell: 205-361-0946
Fax: 864-331-1610
Jhixon@nationalland.com

Allan Hixon
Office: 205-343-2110
Cell: 205-799-1422
Fax: 205-343-2144
Ahixon@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.

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.**