



Riverside Hunting/Recreational Farm Tract

202 +/- Acres | Jefferson County, AL | \$500,000



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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 202-ac riverfront property is a dream come true. What an amazing opportunity to own such a beautiful property with so much potential just minutes from downtown.

This property is nestled between Meadowridge Estates, Mortimer Jordan High School, the mini-farm community on Sunview Dive, and close to a mile of the Mulberry River. This location will give you plenty of privacy of rural living but all the convenience of downtown Birmingham which is less than 20 minutes from your front door.

You and your family can build your new forever dream homes on your choice of several different homesites. You can build a cabin on a hardwood ridge overlooking the river where you can sit on your back deck and watch the water as your stress slowly drifts away. If you have always wanted to try your hand with cattle you could build a sweet ranch-style home with a huge porch on one of the hillsides looking across a rolling pasture where you can keep an eye on your herd as they graze.

ADDRESS

Kimberly, AL 35180

LOCATION

I65 to Kimberly Warrior Exit, to Morris Majestic Road, to Bill Jones Road, to Bone Dry Road, to property.

ACREAGE BREAKDOWN

125+/- mix natural timber, 75+/- open pasture

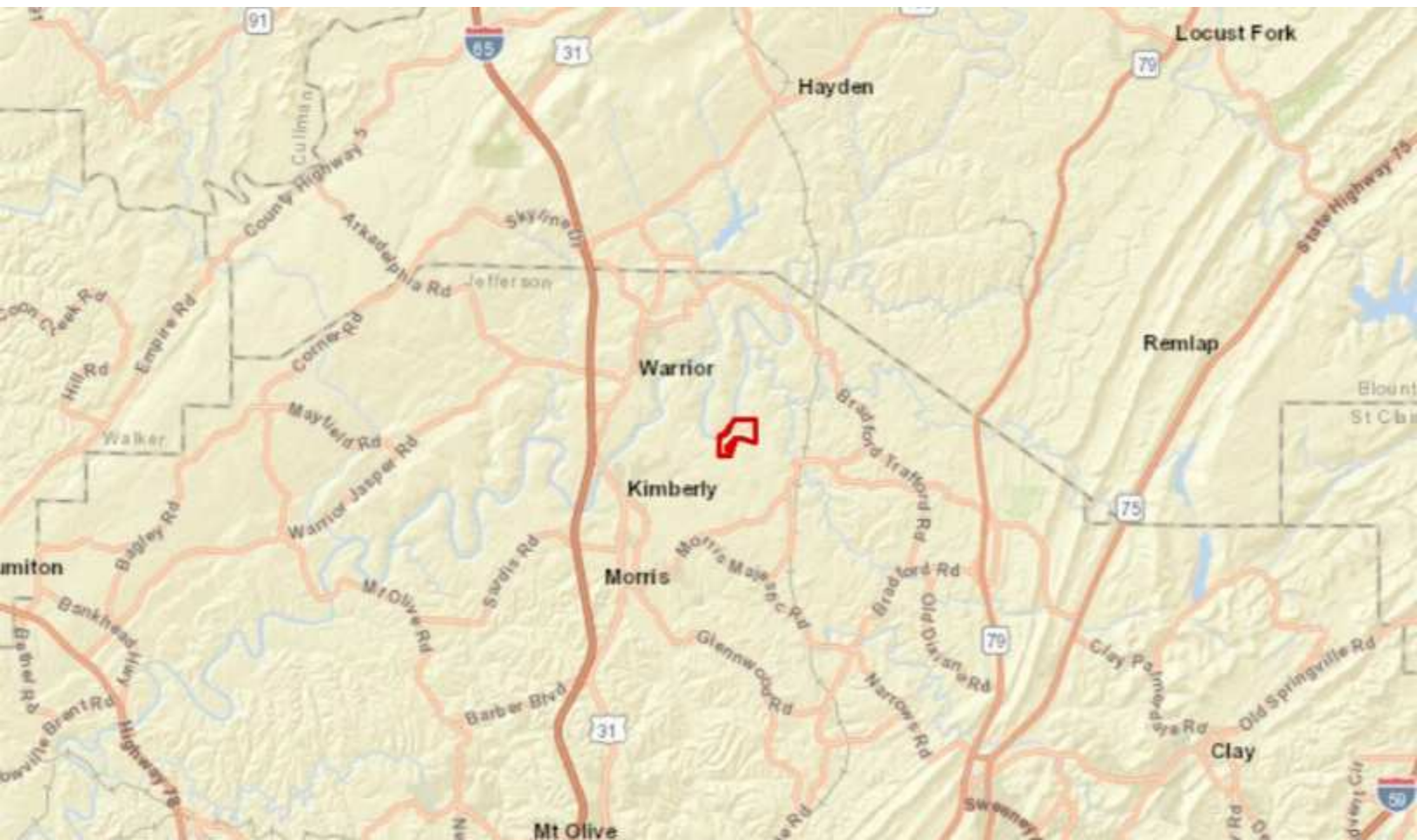


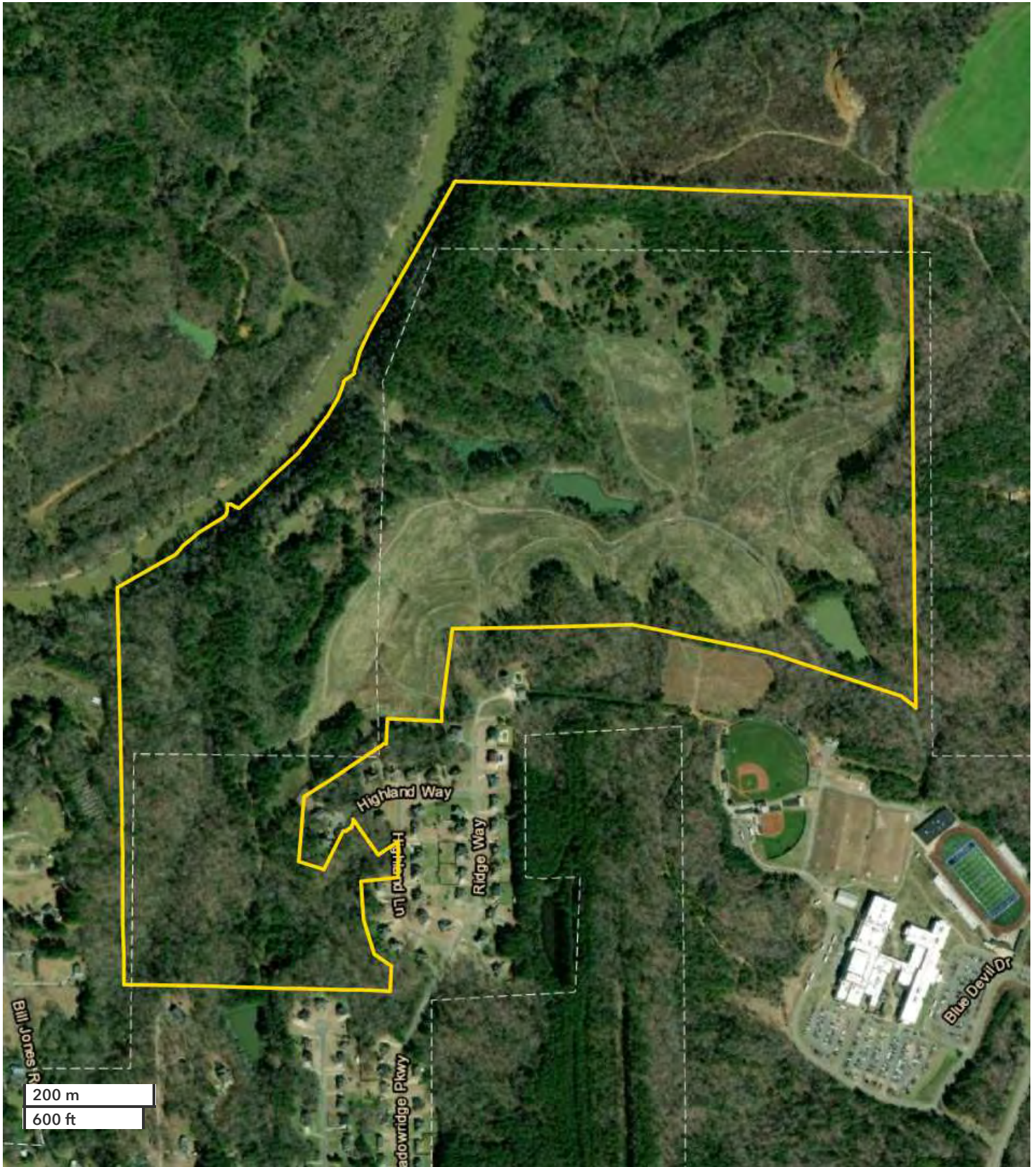
PROPERTY HIGHLIGHTS

- 1/2+/- mile of Locust Fork riverfront
- <10 miles from I-65, 30 min to Birmingham
- Mix of open ground and timbered land
- 2 ponds; 1.5 acres in size
- Investment opportunities
- Diversity of property usage

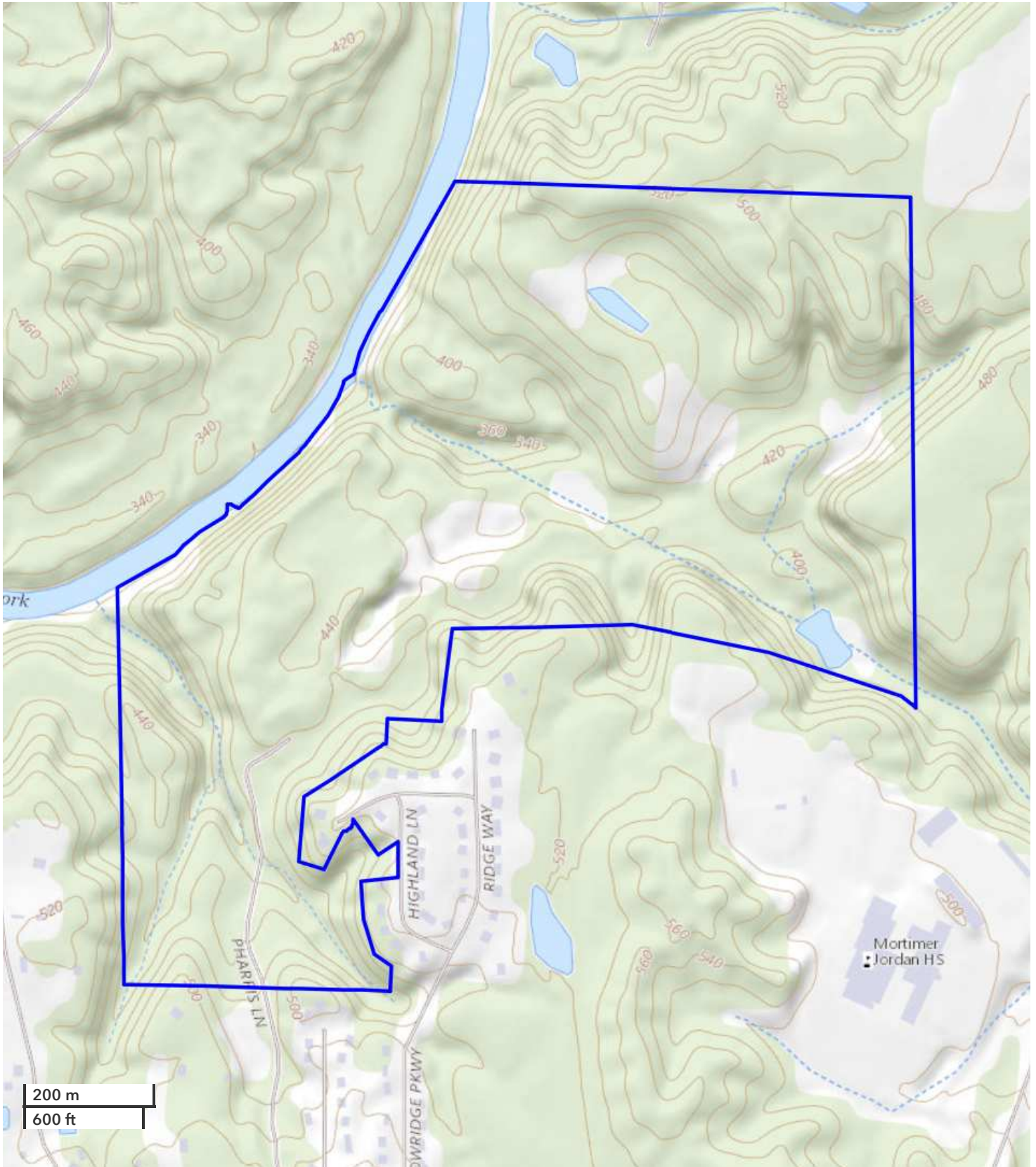


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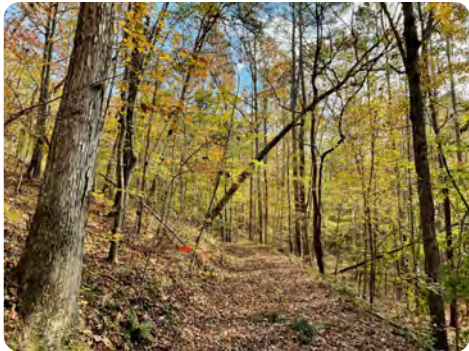
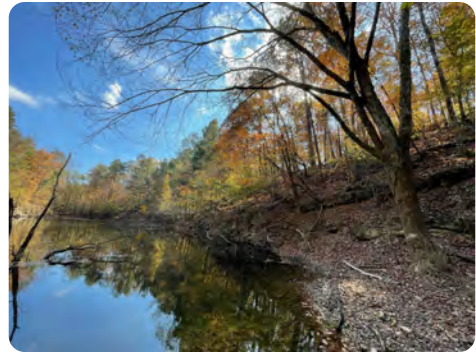




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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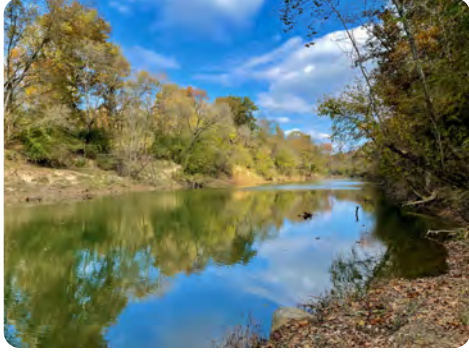


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**