



Mudd Creek South Hunting Recreation Tract

86 +/- Acres | Jefferson County, AL | \$195,000



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PROPERTY SUMMARY

AUCTION AUCTION AUCTION

Contact Mike Fisher 256-613-9482

This is an exceptional 86-acre hunting and recreational property just 15 minutes from the Hoover Met.

The gently rolling hills and ridges are covered with a mix of merchantable pine and hardwoods. To the North, it is bordered by a newly established and professionally managed 200ac Conservation Easement where they are planting tens of thousands of acorn-bearing hardwoods along a beautiful spring-fed creek. The South and East by Valley Creek Timber Company with Weller Sumpter Road dividing it providing access

Being situated between these an area of new growth and a Large Timber tract will make this tract a major travel corridor for wildlife moving to feed. There are a couple well-established food plots and room for more. The previous owner had a managed hunting club on this property for years where they regularly harvested trophy deer and turkey.

The location of this tract could not be more convenient.

ADDRESS

Weller Sumpter Road
Adger, AL 35006

LOCATION

459 to academy drive to North Johns Road to Weller Sumpter Road to Prop

ACREAGE BREAKDOWN

80 acres of mixed merchantable hardwood and pine

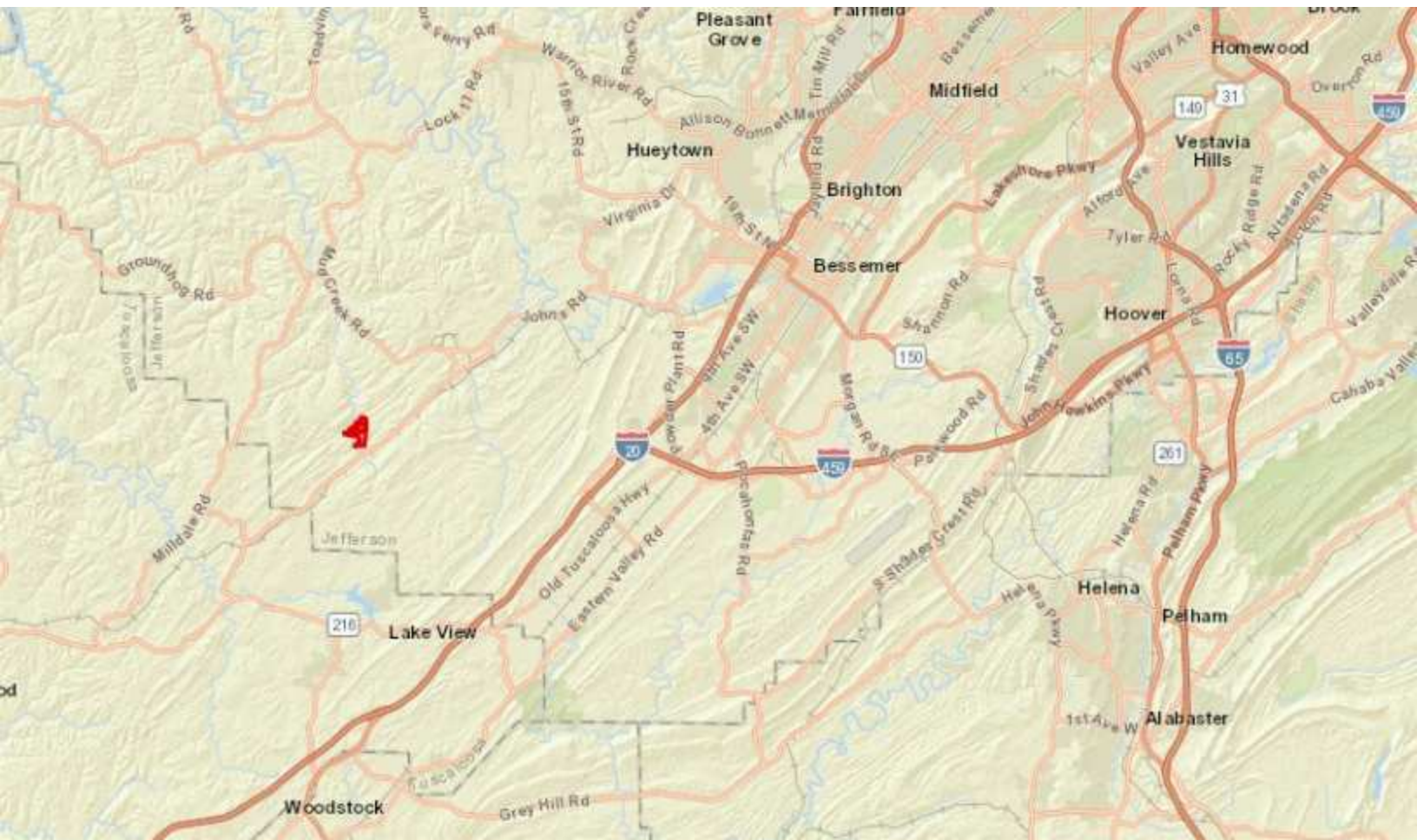


PROPERTY HIGHLIGHTS

- Location Close to Town
- Great Wildlife
- Conservation Easement Assures No Development on Their Side
- Utilities Close By



nationalland.com/listing/mudd-creek-south-hunting-recreation-tract





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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.**

