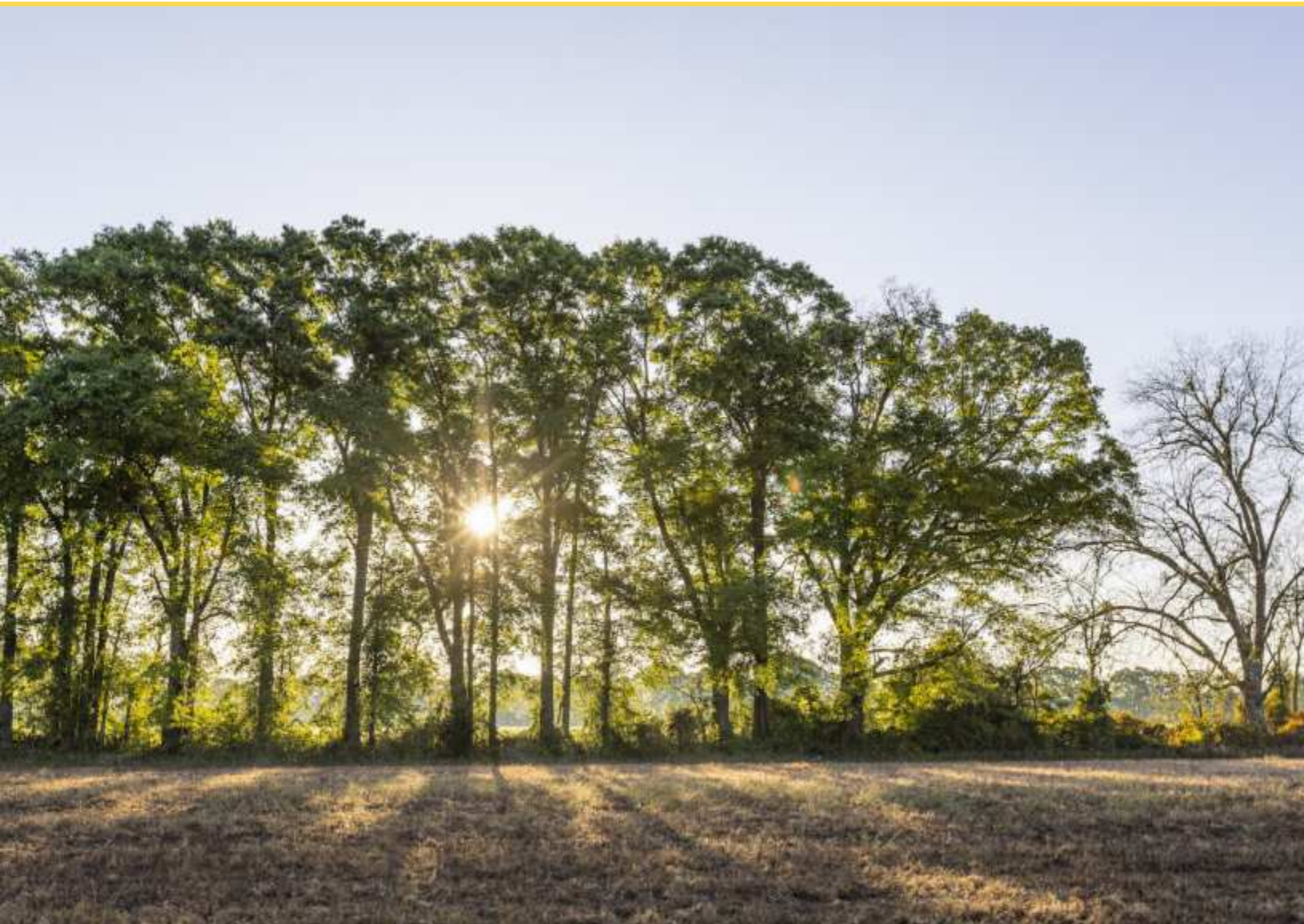




Excel Repton Row Crop Farm with Road Frontage

181 +/- Acres (\$4,000/acre) | Monroe County, AL | \$724,000



National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com



Clint Flowers, ALC
Office: 855-657-5263
Cell: 251-387-0787
Fax: 888-672-1810
cflowers@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

Have you been looking for an opportunity to own prime tillable farmland in a location where land is rarely available and demands strong rents? Here's your chance. This row crop farm is 100% tillable except for ~2 acres in fence rows that could be converted, making it a rare find compared to most agricultural tracts in the area. Located between Excel and Repton just a few hundred feet off of Highway 84, enjoy easy access and utilities with ~1/2 mile of paved frontage on Reed Road (CR 37) and ~1/2 mile of frontage on Beaver Pond Road, making it easy to divide into acreage home sites or smaller farms, and it's all just minutes from Monroeville and a short drive to I-65 and Mobile and Baldwin counties. There is intentionally no lease in place at this time, but a farmer is standing by ready to rent at Buyer's discretion. The property would also make fantastic pasture land for cattle or horses, has trophy hunting opportunities for deer, turkey, and dove, and offers many scenic homesites. Don't let this chance pass you by - contact Clint Flowers, ALC at 855.NLR.LAND today to schedule a showing.



ADDRESS

0 Reed Road
0 Beaver Pond Road
Excel, AL 36439

LOCATION

Contact agent for directions. Showings by appointment only.

ACREAGE BREAKDOWN

181+/- Acres

PROPERTY HIGHLIGHTS

- Easy access to Highway 84
- Short drive to Monroeville, I-65, and Mobile and Baldwin Counties
- Trophy hunting opportunities for deer, turkey, and dove
- Nearly 100% tillable
- Prime location where land is rarely available and demands strong rents
- ~1 mile of road frontage with utilities on two sides, making it prime for division
- Scenic homesites throughout



ESTIMATED INCOME

\$26,245

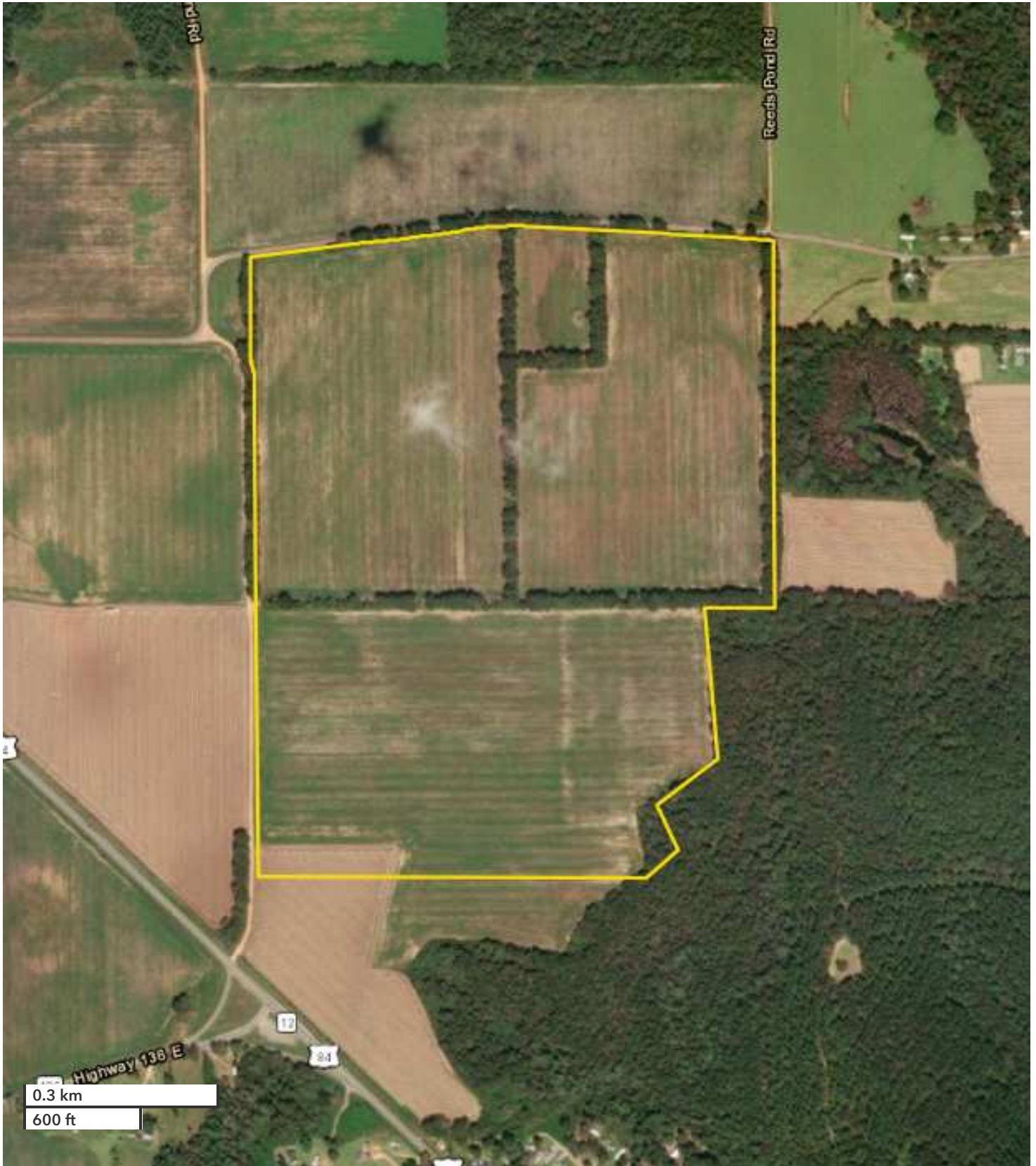
nationalland.com/listing/excel-repton-row-crop-farm-with-road-frontage



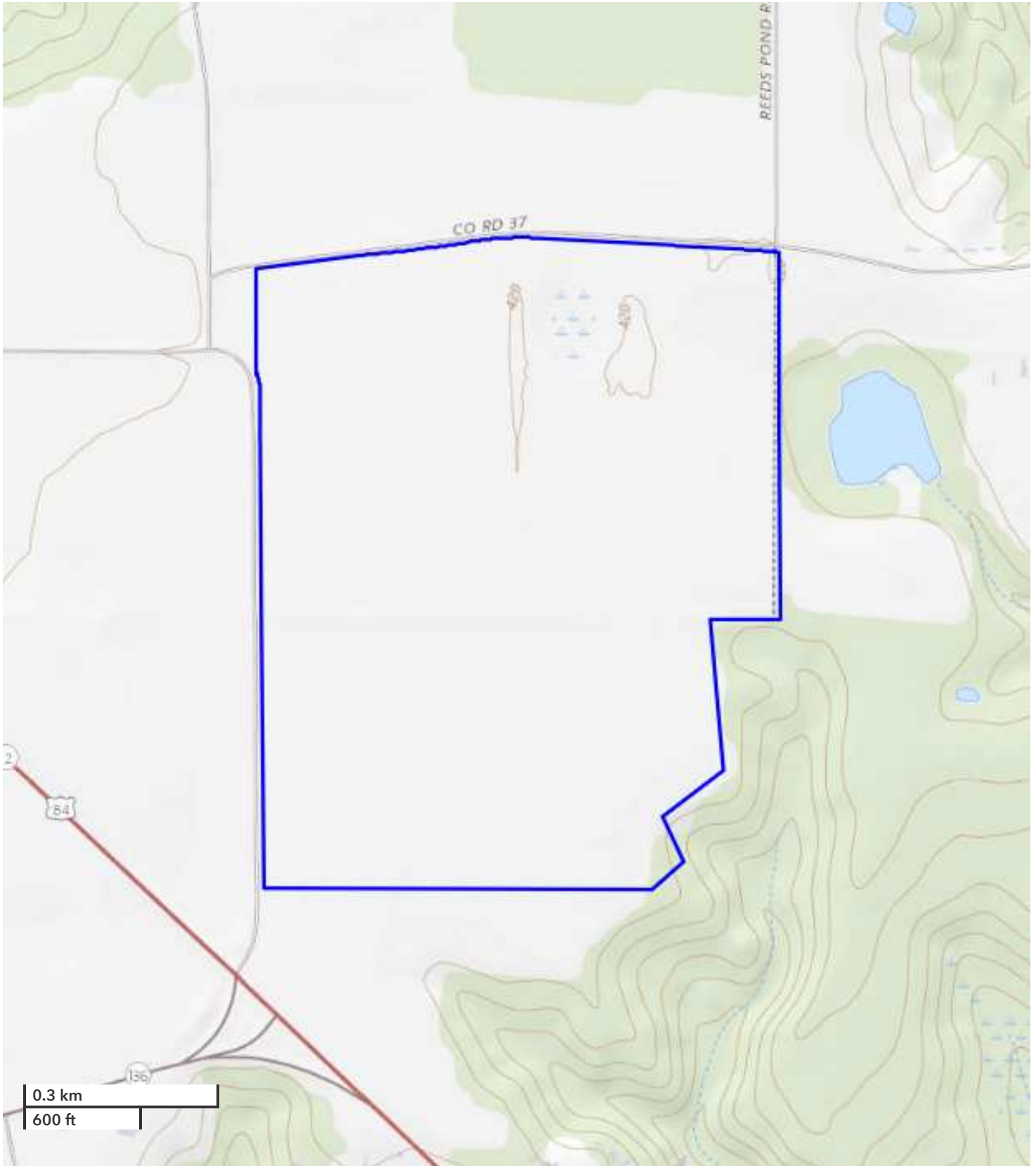


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Excel Repton Row Crop Farm with Road Frontage
Monroe County, AL
181 +/- Acres



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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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.**