Kelly Branch Row Crop, Timber and Development Tract

297 +/- Acres | Dale County, AL | $1,247,400

National Land Realty
16662 US Hwy 431 S
Headland, AL 36345
NationalLand.com

Forrest During
Office: 855-657-5263
Cell: 205-902-8779
Fax: 888-672-1810
Fduring@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

PRICE IMPROVEMENT! This versatile farm, timber, hunting, or development tract near Dothan, AL. has road frontage and utilities, offering easy access to develop as you see fit. Road frontage includes approximately 3,000+ feet on Highway 59. With 98+/- acres of tillable land and the remainder in merchantable timber, SMZ's, the opportunities are endless. Tracts this size and this versatile rarely hit the market in this area. Hunt deer, turkey, doves, and any other mall game that's present in this area, and it's all just minutes from Dothan AL., Highway 231, and Midland City, AL. Don't miss this rare opportunity. Call Forrest During at 205-902-8779 to set up a showing.

Address

0 Hwy 59
Midland City, AL 36350

Location

Contact agent for details

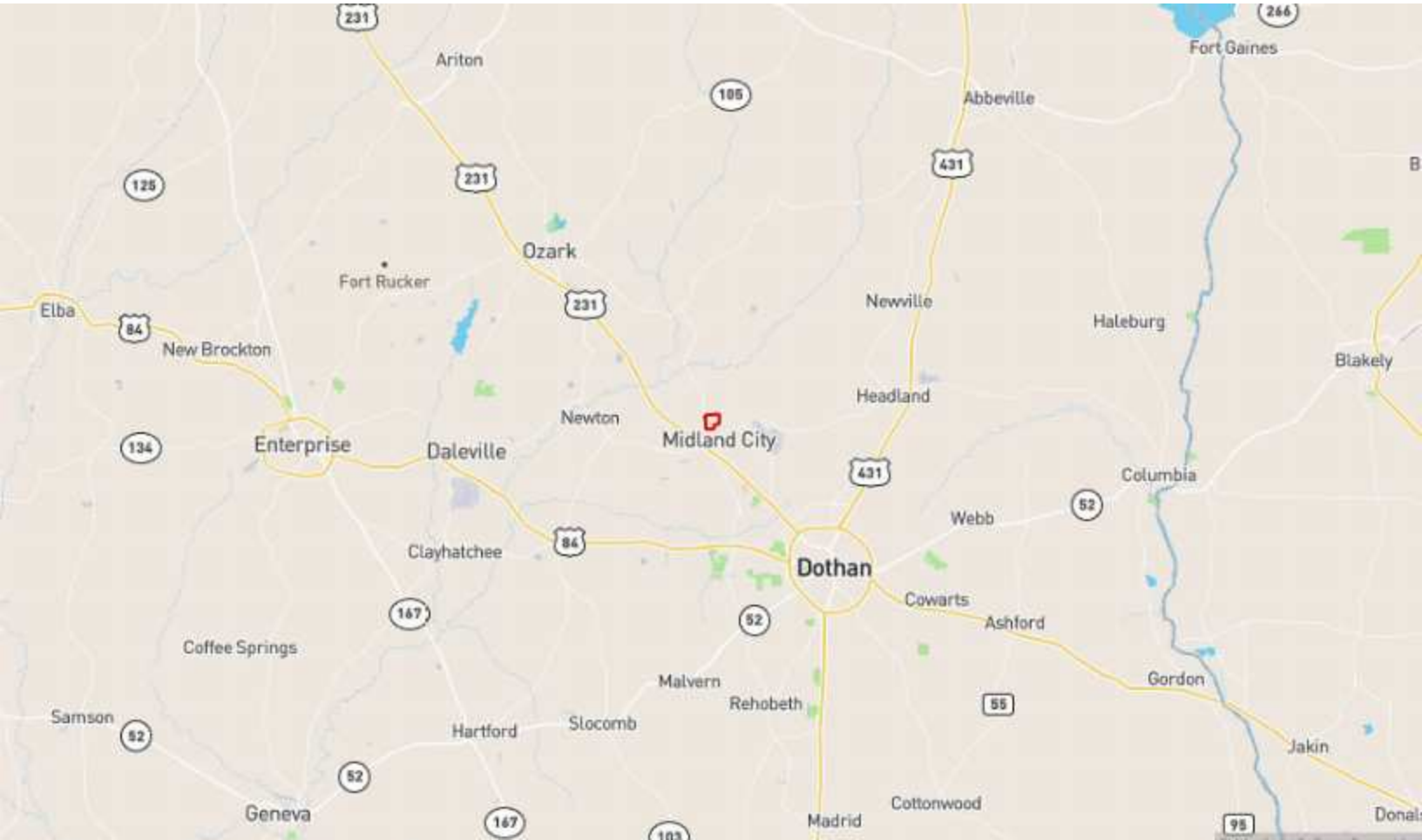
Acreage Breakdown

N/A

Property Highlights

- 98+/- acres of tillable land with the remaining in timber and SMZ's
- 3,000+ feet of road frontage
- Minutes from Highway 231, Dothan, Headland and Midland City
- Potential pond sites
- Hunt deer, turkey, dove and other small game
- Potential development

nationalland.com/listing/kelly-branch-row-crop-timber-and-development-tract



NATIONAL LAND REALTY

National Land Realty
16662 US Hwy 431 S
Headland, AL 36345
NationalLand.com

Forrest During
Office: 855-657-5263
Cell: 205-902-8779
Fax: 888-672-1810
Fduring@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

National Land Realty
16662 US Hwy 431 S
Headland, AL 36345
NationalLand.com

Forrest During
Office: 855-657-5263
Cell: 205-902-8779
Fax: 888-672-1810
Fduring@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

National Land Realty
16662 US Hwy 431 S
Headland, AL 36345
NationalLand.com

Forrest During
Office: 855-657-5263
Cell: 205-902-8779
Fax: 888-672-1810
Fduring@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.

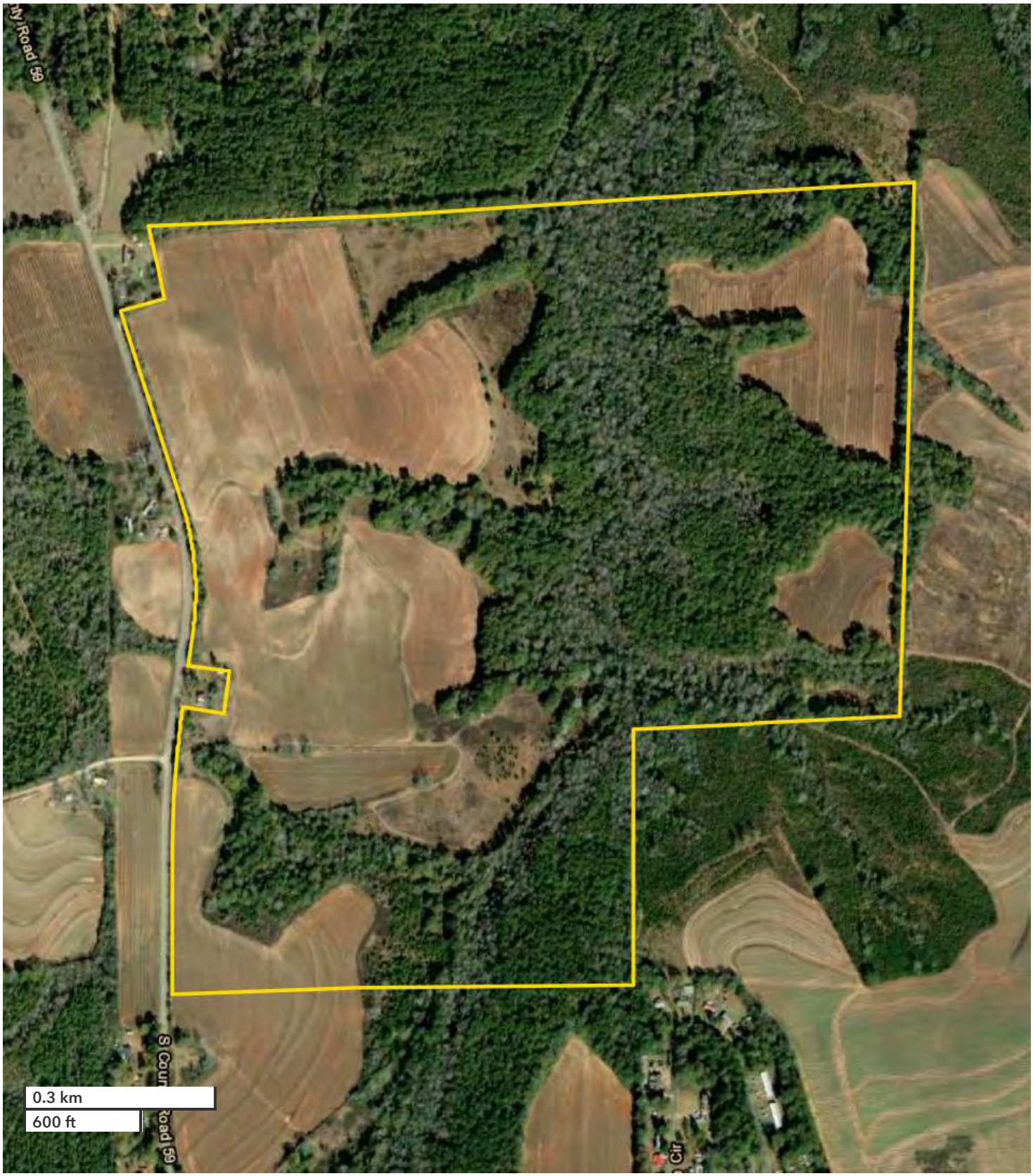
The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name	**Consumer Print Name**
Agent Signature	**Consumer Signature**
Date	**Date**

***THIS IS NOT A CONTRACT.**

FORREST DURING
Land Broker
888-672-1810
Fduring@nationalland.com
205-902-8779
855-657-5263

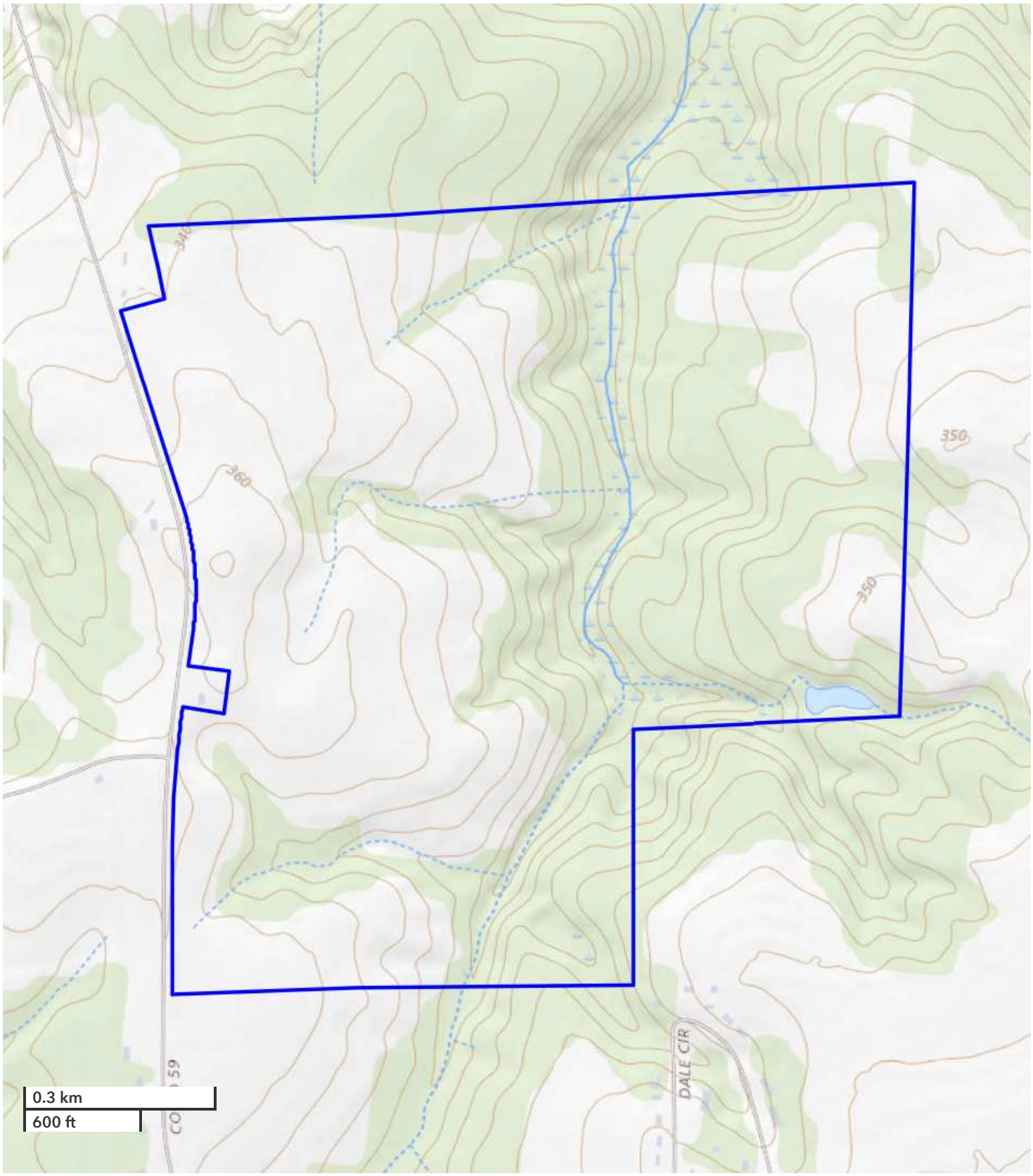
Kelly Branch Row Crop, Timber and Development Tract
Dale County, AL
297 +/- Acres



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

FORREST DURING
Land Broker
888-672-1810
Fduring@nationalland.com
205-902-8779
855-657-5263

Kelly Branch Row Crop, Timber and Development Tract
Dale County, AL
297 +/- Acres



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