



Semmes Blackwell Nursery Development Site

39 +/- Acres | Mobile County, AL | \$449,900



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

Tom Leatherbury, Jr.
Office: 855-657-5263
Cell: 251-422-5643
Fax: 888-672-1810
Tleatherbury@nationallandrealty.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

This versatile investment tract in the Semmes community sits just down the road from MGM Highschool & Semmes Elementary. Potential residential development or a large estate with acreage. Located in a fast-growing area, this is an excellent development opportunity. The heavily wooded timber provides a beautiful landscape surrounding the open field. Direct access off Blackwell Nursery Road South. Utilities located on-site. Shown by appointment only. Contact Tom Leatherbury, Jr. or Clint Flowers, ALC. at 855-NLR-LAND for more information.

ADDRESS

10505 Blackwell Nursery Rd, South
Semmes, AL 36575

LOCATION

Call agent for directions.

ACREAGE BREAKDOWN

32+/- acres Timber

4+/- acres Open Field

3+/- acres Utility Easement

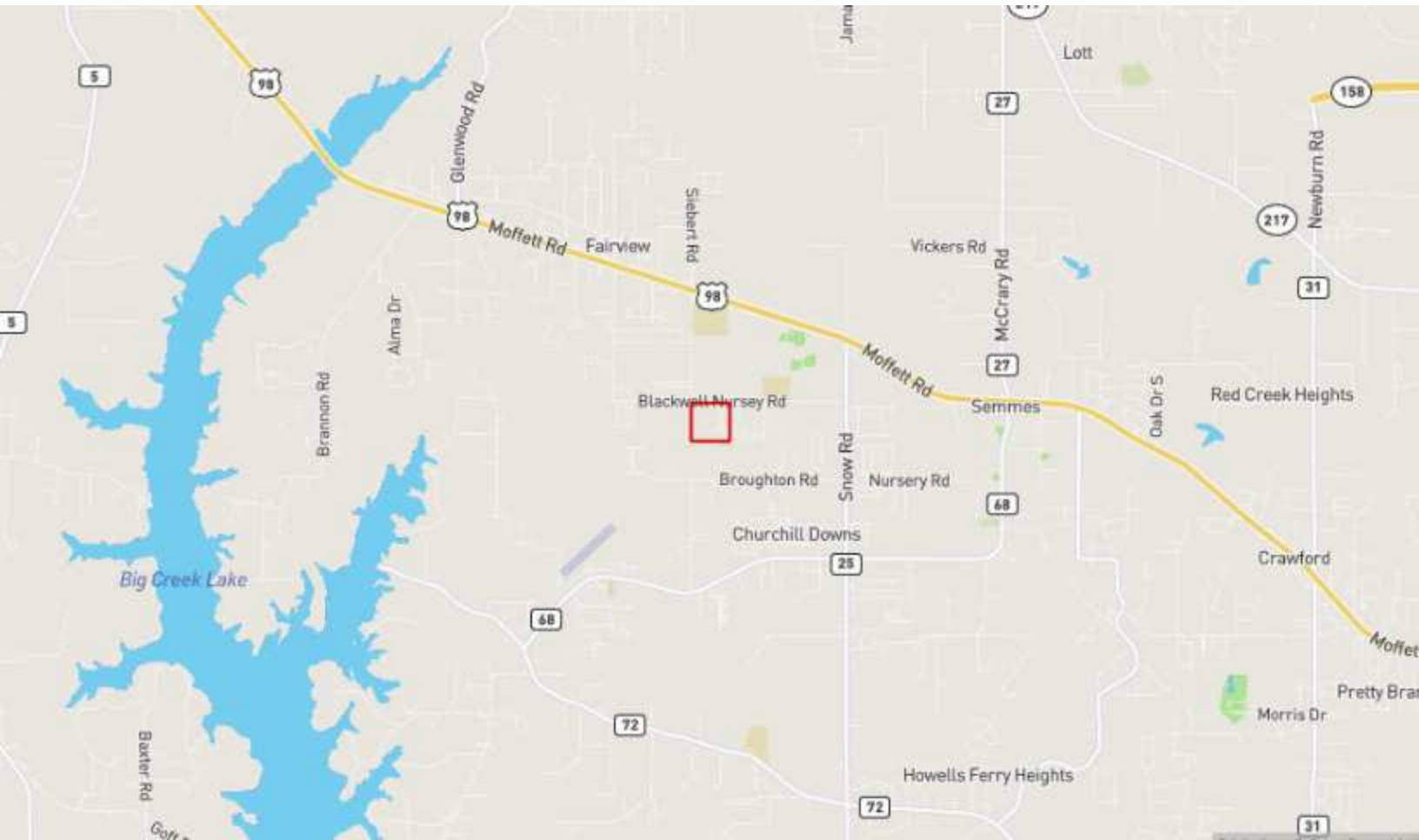


PROPERTY HIGHLIGHTS

- Ideal development site
- Paved road frontage on Blackwell Nursery Road South
- Located in a fast growing community
- Just around the corner from Mary G. Montgomery High School & minutes from shopping and restaurants
- Abundant wildlife including deer & turkey
- Utilities on-site

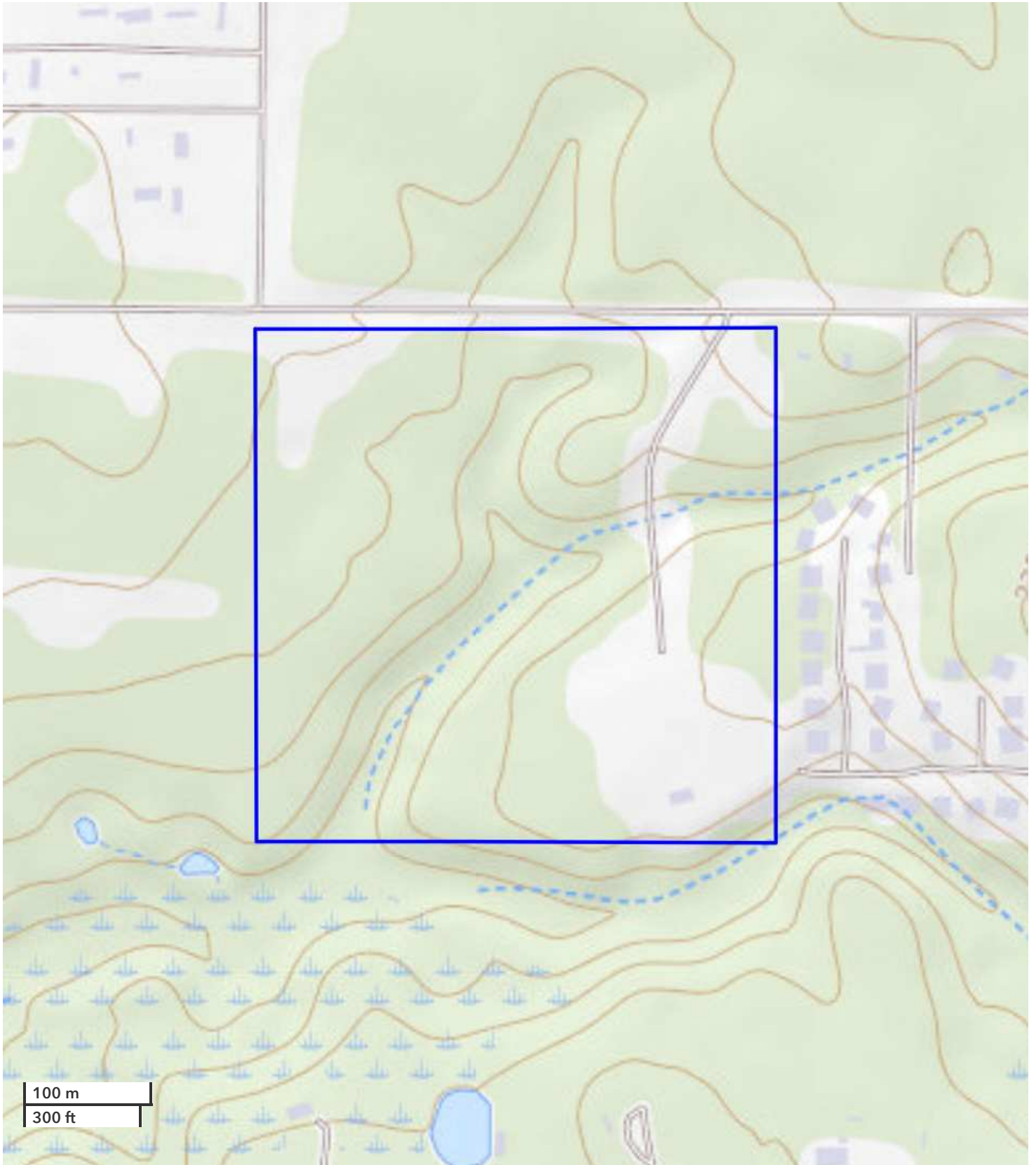


nationalland.com/listing/semmes-blackwell-nursery-development-site





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



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
 9 N. Conception St.
 Mobile, AL 36602
NationalLand.com

Tom Leatherbury, Jr.
 Office: 855-657-5263
 Cell: 251-422-5643
 Fax: 888-672-1810
Tleatherbury@nationallandrealty.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.



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

Tom Leatherbury, Jr.
 Office: 855-657-5263
 Cell: 251-422-5643
 Fax: 888-672-1810
Tleatherbury@nationallandrealty.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.



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

Tom Leatherbury, Jr.
 Office: 855-657-5263
 Cell: 251-422-5643
 Fax: 888-672-1810
Tleatherbury@nationallandrealty.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.

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.**