



Black Warrior River Recreational, Hunting, Pasture, and Farm Tract

270 +/- Acres | Greene County, AL | \$1,420,000



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

Mitchell Jones
Office: 855-657-5263
Cell: 205-529-5500
Fax: 888-672-1810
Mjones@NationalLand.com

Bob Jamison
Office: 205-343-2110
Cell: 205-454-2239
Fax: 205-343-2144
BJamison@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

Featuring one mile of Black Warrior frontage with its own boat launch, this property is an oasis for hunting, fishing, and year-round recreation! There is a gorgeous barn as well as a small camp house with power and water in place.

From a hunting perspective, the property offers an ideal mixture of open ground, timber, food plots, and bottomland that is excellent habitat for turkeys, deer, and waterfowl.

Unlike many waterfront properties, the ability to fish, ski, boat, and tube directly from the property is particularly appealing for families wanting to involve their kids in their outdoor endeavors! Additionally, Mays Beach is the ideal spot along the river for picnics and camping.

The gorgeous 1.5-story New England-style post & beam barn is 24'x36' with a 12'x20' porch. The small camp house includes a bathroom, kitchen, washer, dryer, loft, and living room.

The open ground has been planted and fence posts are in place for cattle or hay purposes. There are several picturesque home or camp house locations to choose from with views overlooking a prime lake site. There is a small

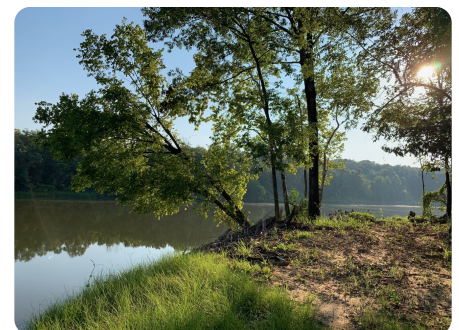


ADDRESS

0 Campbell Road
Knoxville, AL 35469

LOCATION

Contact listing agent for directions



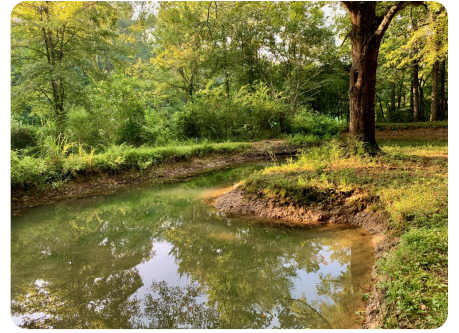
ACREAGE BREAKDOWN

175+- acres of mature mixed timber, improved roads, food plots

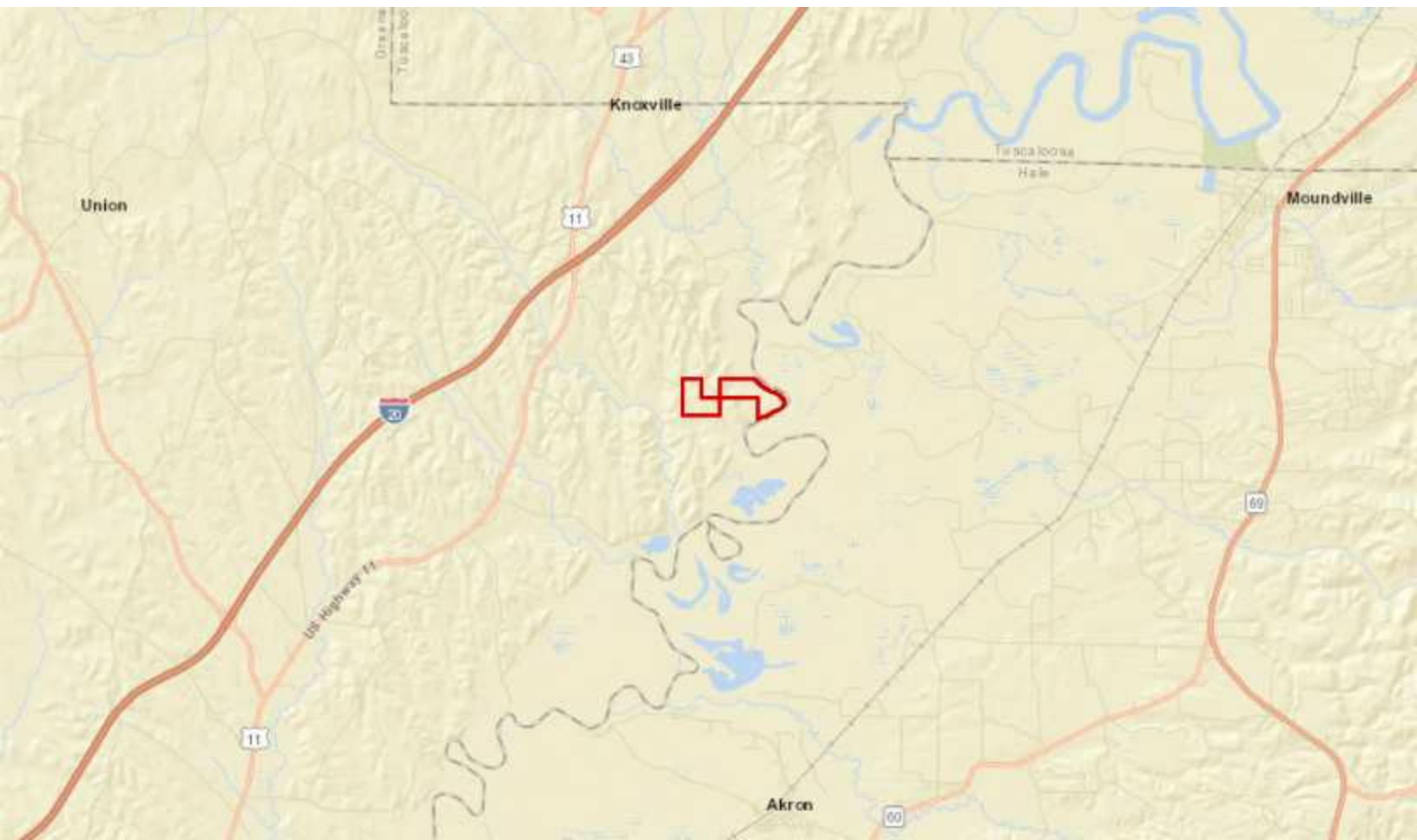
95+- acres open ground

PROPERTY HIGHLIGHTS

- 1 mile of Black Warrior Riverfront with its own exclusive boat launch, which is the only launch for miles in either direction
- Camp house and barn with power and water
- Year-round recreational possibilities including deer, turkey, and duck hunting, fishing, skiing, boating, camping, and tubing
- Several additional ideal home or camp build-sites from which to choose with utilities available
- 95+- acres of open ground that would be suitable for pasture or row crops
- Superb turkey and deer hunting opportunities
- 3.5 miles from I-20/59 and 30 minutes to Tuscaloosa



nationalland.com/listing/black-warrior-river-recreational-hunting-pasture-and-farm-tract

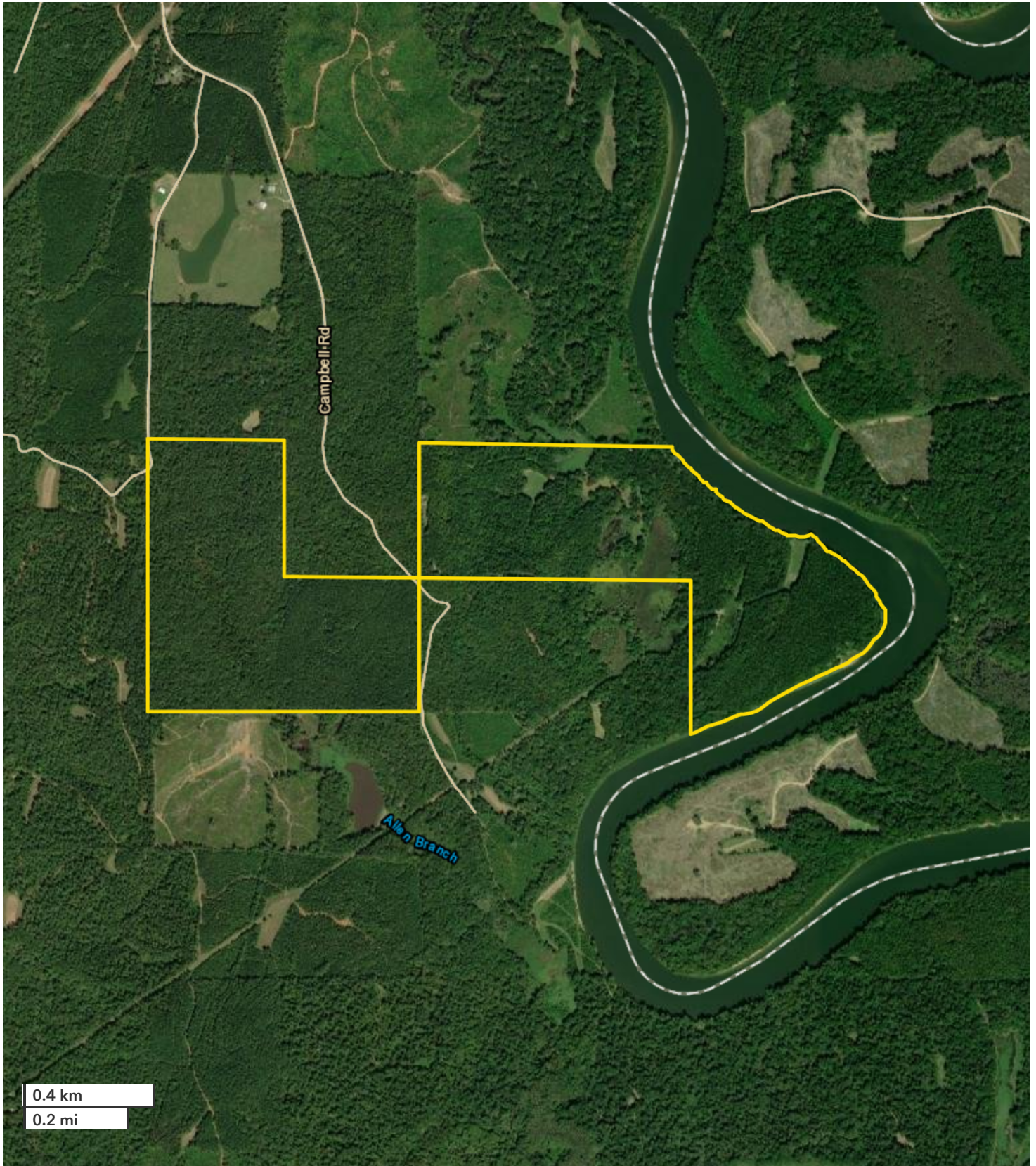




MITCHELL JONES
Land Professional
888-672-1810
Mjones@NationalLand.com
205-529-5500
855-657-5263

BOB JAMISON
Partner
205-343-2144
Bjamison@NationalLand.co
205-454-2239
205-343-2110

Black Warrior River Recreational, Hunting, Pasture,
Greene County, AL
270 +/- Acres



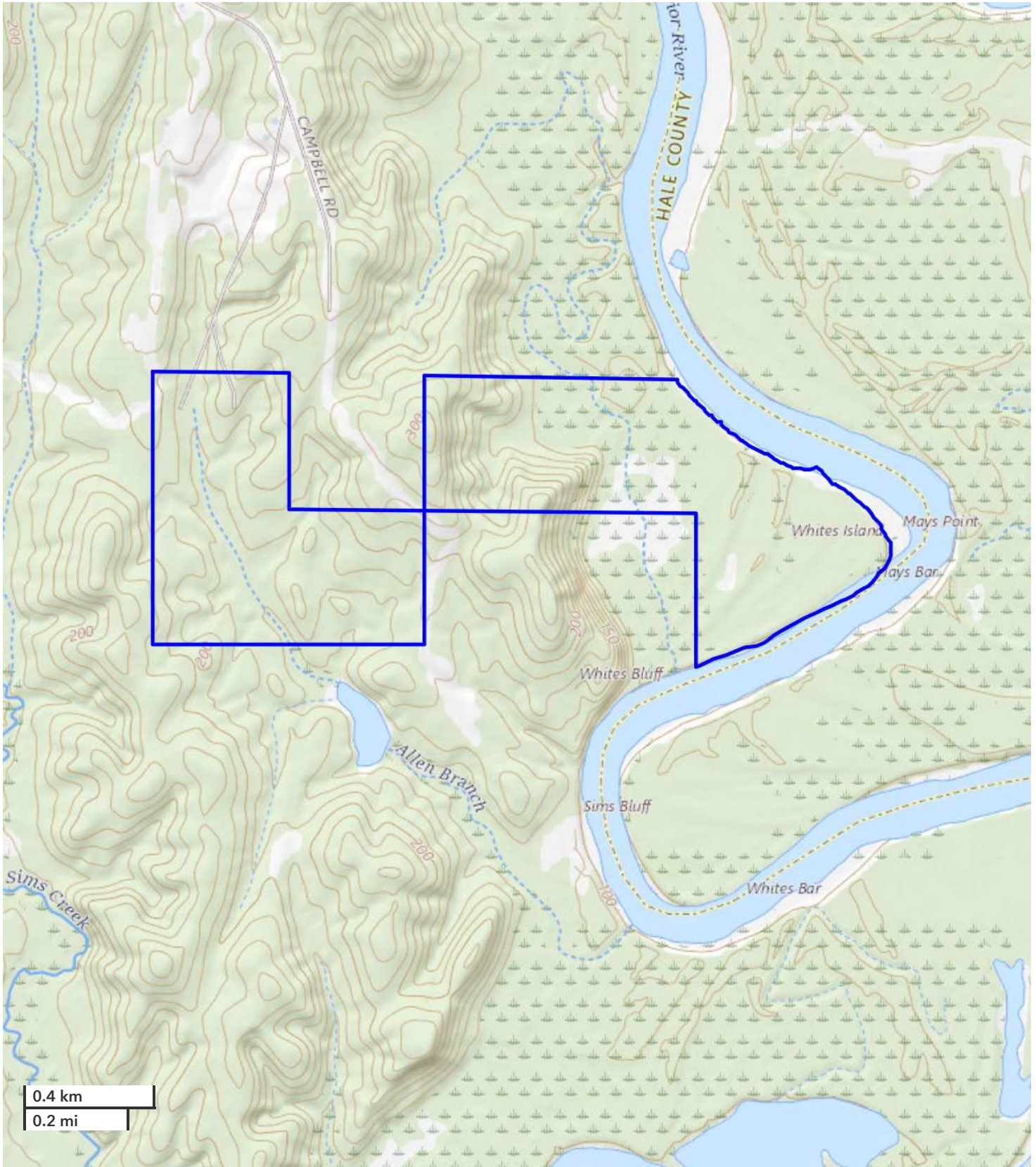
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



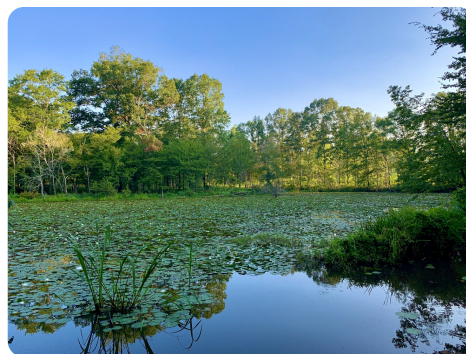
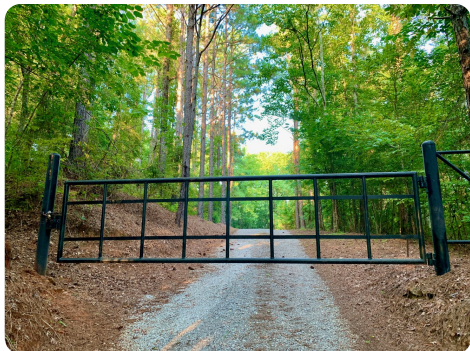
MITCHELL JONES
Land Professional
888-672-1810
Mjones@NationalLand.com
205-529-5500
855-657-5263

BOB JAMISON
Partner
205-343-2144
Bjamison@NationalLand.com
205-454-2239
205-343-2110

Black Warrior River Recreational, Hunting, Pasture,
Greene County, AL
270 +/- Acres



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

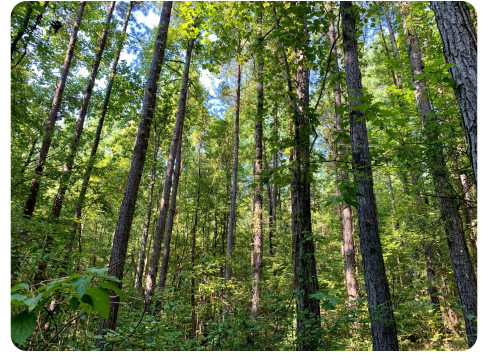


National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com

Mitchell Jones
Office: 855-657-5263
Cell: 205-529-5500
Fax: 888-672-1810
Mjones@NationalLand.com

Bob Jamison
Office: 205-343-2110
Cell: 205-454-2239
Fax: 205-343-2144
BJamison@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.

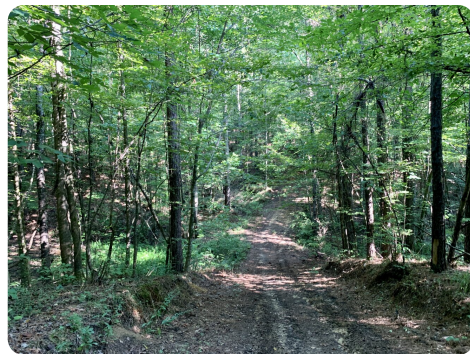


National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com

Mitchell Jones
Office: 855-657-5263
Cell: 205-529-5500
Fax: 888-672-1810
Mjones@NationalLand.com

Bob Jamison
Office: 205-343-2110
Cell: 205-454-2239
Fax: 205-343-2144
BJamison@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

Mitchell Jones
Office: 855-657-5263
Cell: 205-529-5500
Fax: 888-672-1810
Mjones@NationalLand.com

Bob Jamison
Office: 205-343-2110
Cell: 205-454-2239
Fax: 205-343-2144
BJamison@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.**