Brilliant Hunting and Recreation 6

143.6 +/- Acres ($2,723/acre) | Marion County, AL | $391,000

National Land Realty
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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 property provides hunting, recreation, and timber opportunities. Deer and turkey abound on this secluded property located just minutes away from Winfield and I 22. The mixture of forest types and open food plots provide excellent wildlife habitat. Some of the food plots are arranged in a hub and spoke pattern to maximize hunting opportunity. The mixture of natural hardwood, natural pine, and planted pine provide timber income potential in the near future. Recreational opportunities include camping, hiking, ATV, and horseback riding.

Address

Tract 6
0 County Road 68
Brilliant, AL 35548

Location

From the intersection of Alabama Hwy 129 and County Road 68, travel 0.2 miles west. Turn right at the gravel drive (sign).

Acreage Breakdown

Approximately 67.2 acres have 20 year old hardwoods. Approximately 43.3 acres were reclaimed with loblolly pine and approximately 16 acres have a mixture of 14 year old natural pine and hardwood. Approximately 17.1 acres are in wildlife openings/food plots.

Taxes

$365/year (2022)

Property Highlights

- Hunting
- Deer
- Turkey
- Recreation
- Camping
- Hiking
- ATV Riding
- Horseback Riding
- Timber

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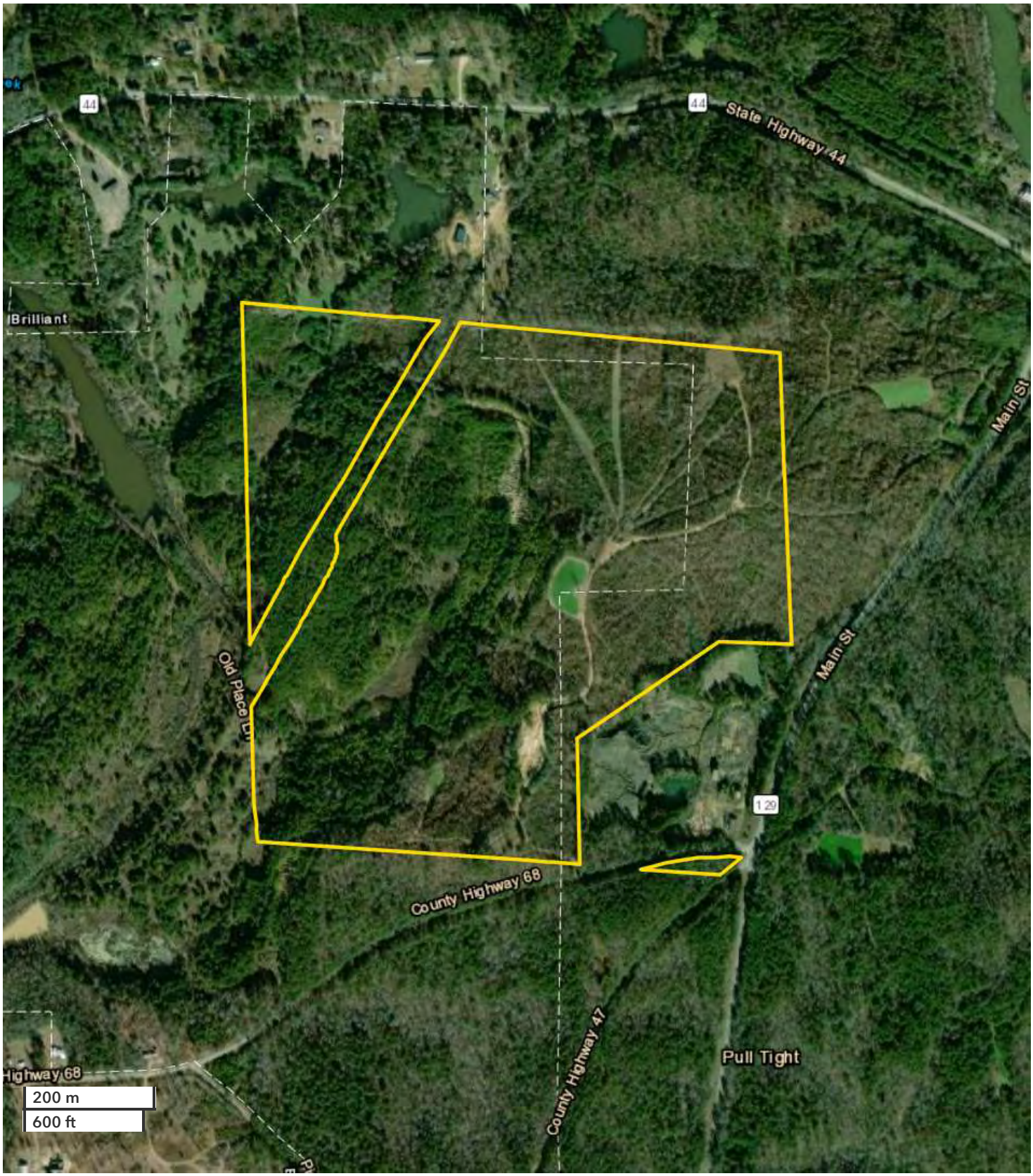

All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

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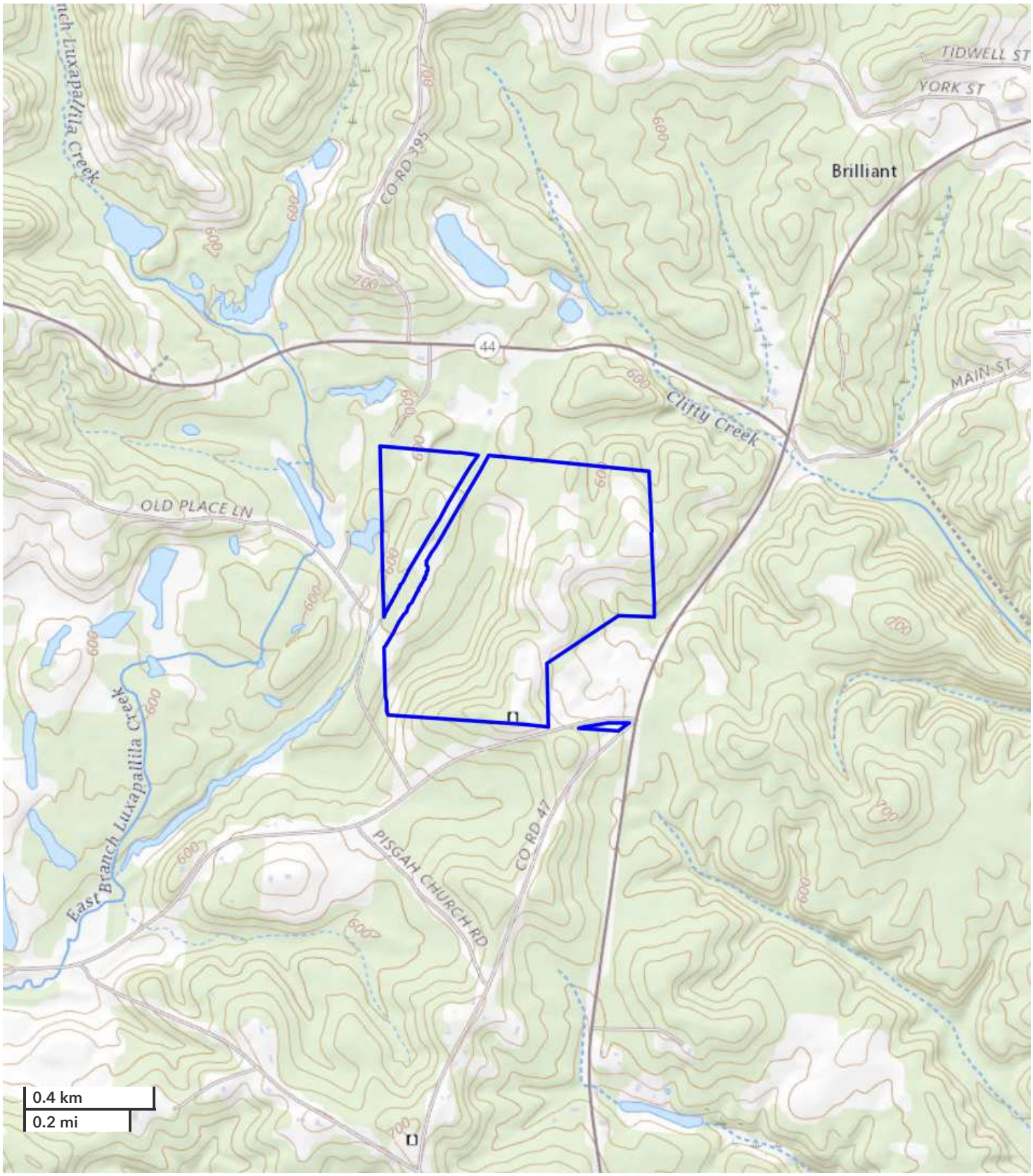

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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**