



Bankhead Hunting and Timber Investment

40 +/- Acres | Lawrence County, AL | \$139,000



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com



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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 40-acre tract features plenty of road frontage with a possible homesite or cabin site. There is an established food plot on a utility easement, with a nice shooting house too. The property adjoins Bankhead National Forest, and there is an abundance of public land access in the area. This area is known to have some quality whitetail deer, and there have been turkeys spotted on the property as well. Call Dale Jeffreys at National Land for a private showing.

ADDRESS

CR 59
Moulton, AL 35650

LOCATION

From Hwy 24, turn south on CR 108, turn Rt on CR 460, go about a mile and turn Lt on CR 54, go to the end of CR 54, turn Lt on CR 59, stay on 59 for about 8 miles and property will be on both Lt and Rt of the road.

ACREAGE BREAKDOWN

40+/- acres (about 2 acres in food plots the rest in timber)



PROPERTY HIGHLIGHTS

- Plenty of road frontage
- Homesite/cabin site
- Quality whitetail deer and turkeys
- Power and water available



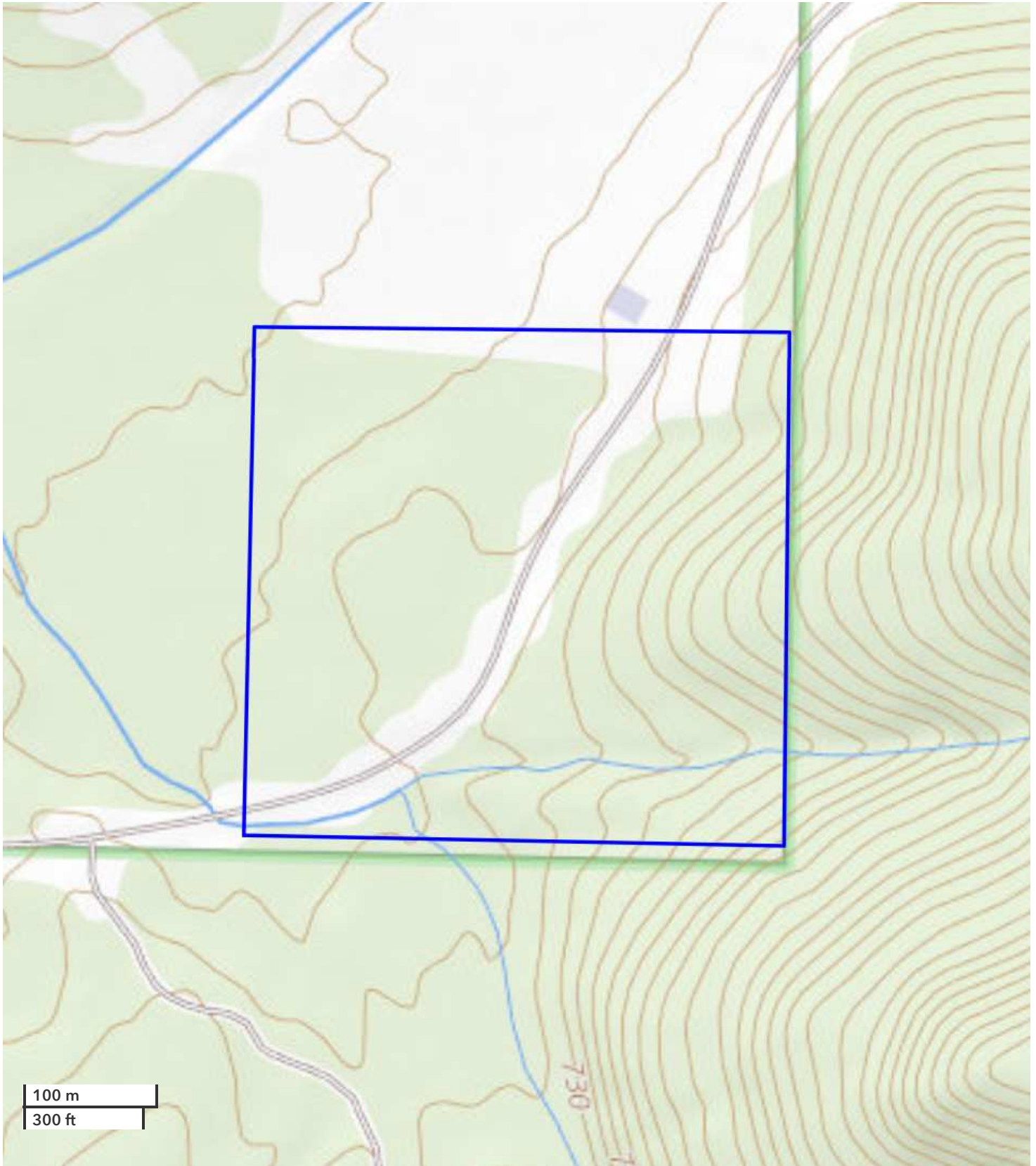


All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

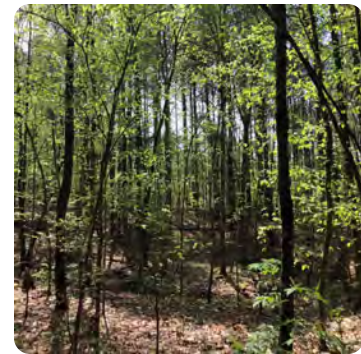


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**