



## Farm, Home, and Hunting Property

105.5 +/- Acres | Bullock County, AL | \$790,000



**National Land Realty**  
10270 Highway 80 E  
Montgomery, AL 36117  
[NationalLand.com](http://NationalLand.com)



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
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## PROPERTY SUMMARY

Centrally located within a short drive to Montgomery, Auburn, Troy, and Eufaula. Consisting of 105.5 acres of improved pasture and beautiful hardwood bottoms, the oldest existing breeder of registered Santa Gertrudis cattle in the state comes complete with a ranch house, barns, outbuildings, perimeter and cross fencing for cattle or horses.

The home is a 3-bedroom/2-bathroom with many energy-efficient recent updates. From the covered porches, the view of the large expanding oaks and rolling pastures creates the perfect setting for unwinding or entertaining guests. A nearly 3-acre pond provides excellent fishing and water for livestock.

In an area known as the Bird Dog and Field Trial Capital of the World, Running M Ranch is in close proximity to some of the most renowned hunting plantations in the nation. This property boasts excellent habitat for deer and turkey and would make a great location for a quail course.

This versatile property makes a great country home setting, hunting property, or farm. Also available is the option for complete turn-key cattle operation with the Running M brand, whic



## ADDRESS

17925 Hwy 82  
Union Springs, AL 36089

## LOCATION

29 miles from downtown Pike Road, AL

33 miles from downtown Troy, AL

38 miles from Auburn, AL

## ACREAGE BREAKDOWN

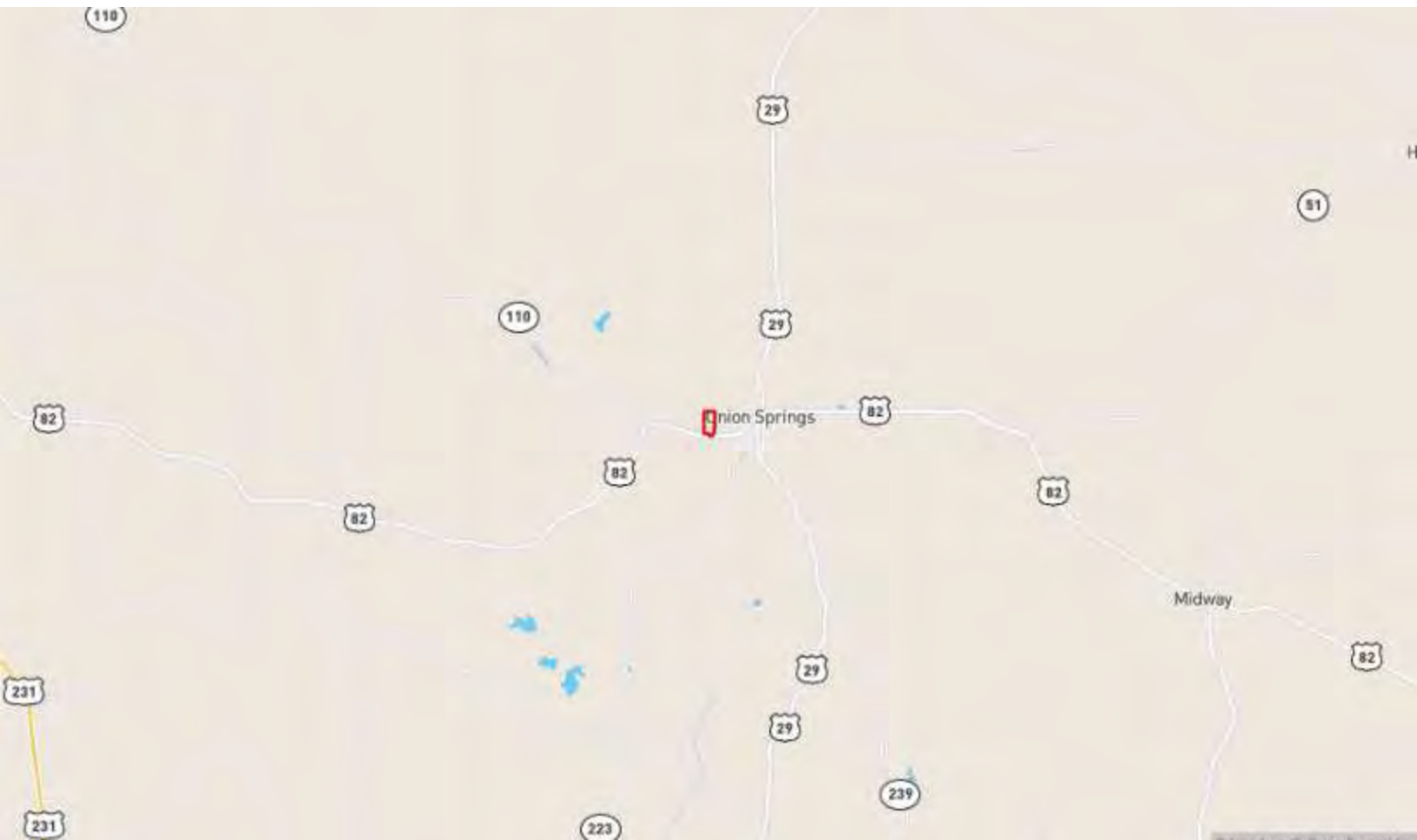
Improved pasture with hardwood bottoms

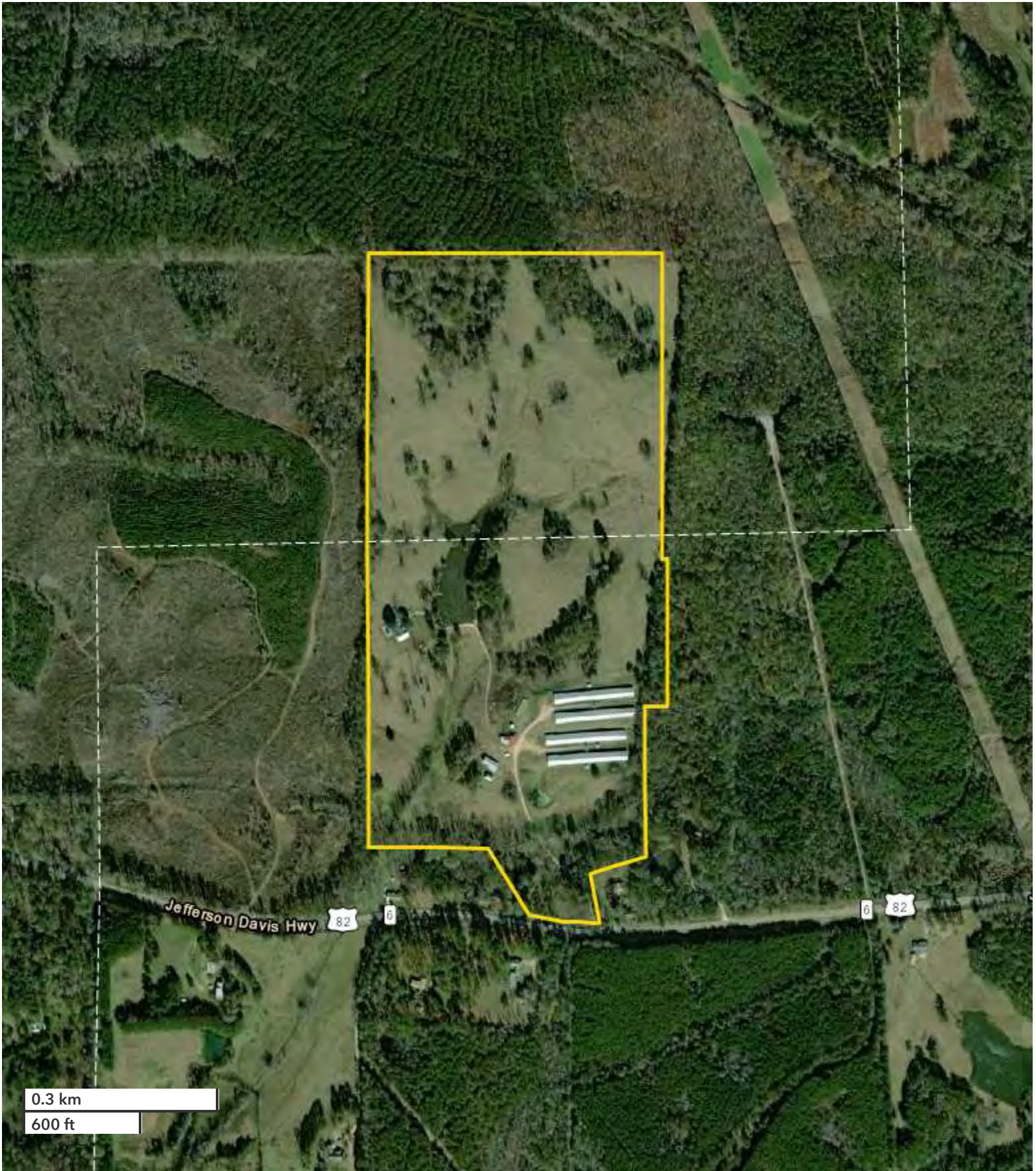
## PROPERTY HIGHLIGHTS

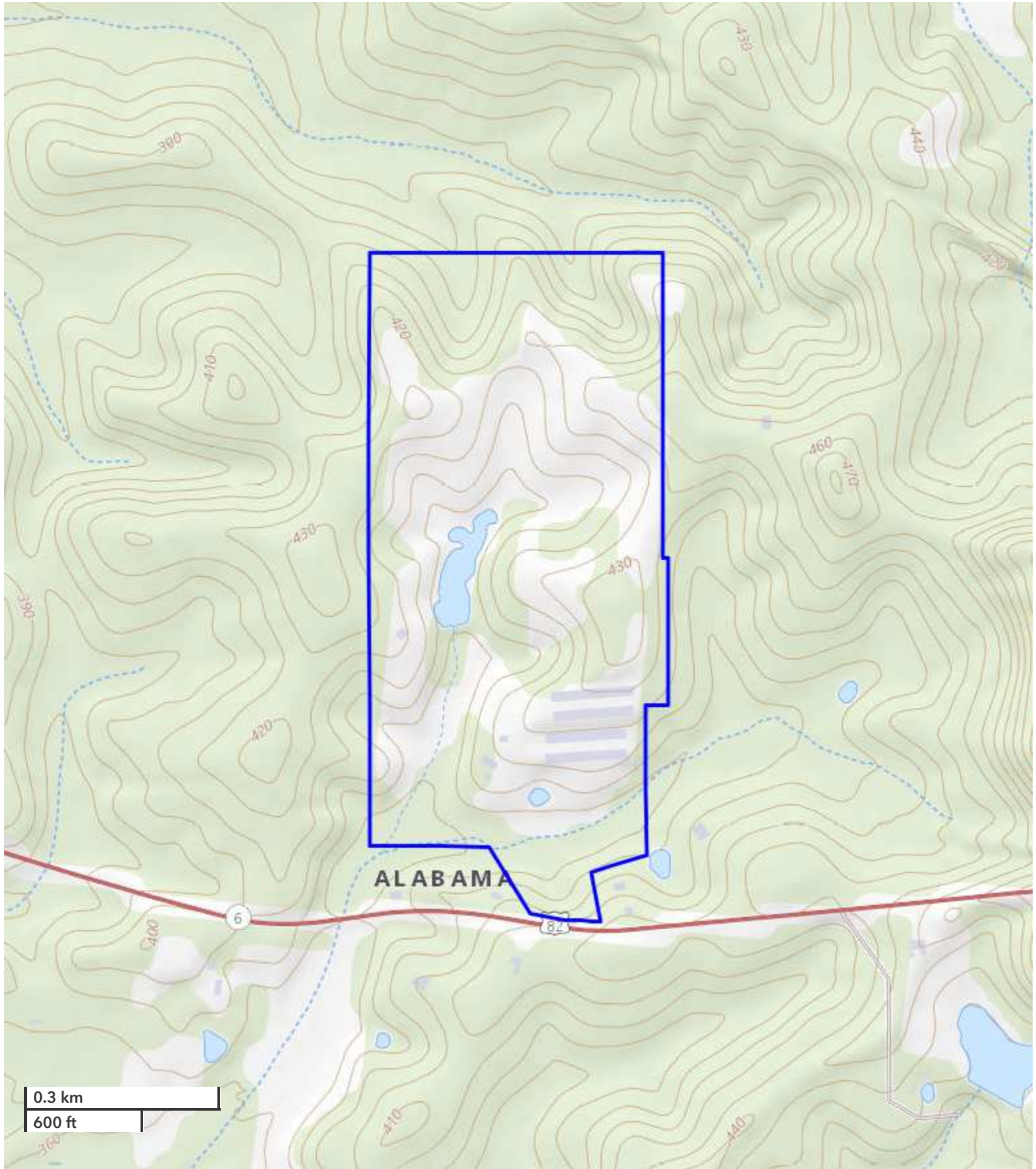
- 2,000 sq ft home with 3 bedrooms and 2 bathrooms
- Multiple barns and out buildings
- Improved pastures with fencing and cross fencing
- Centrally located between Montgomery, Auburn, Troy, and Eufaula, AL
- Excellent hunting area and abundant wildlife on the property
- Located in Alabama's Black Belt Region and in close proximity to some of the most renowned hunting plantations in the nation
- An option for turn key registered cattle operation with the oldest existed registered Santa Gertrudis breeders in the state complete with cattle, equipment, and working facilities



[nationalland.com/listing/running-m-ranch](https://nationalland.com/listing/running-m-ranch)









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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.**