



Boy Scout Lake Road Hunting and Timber Investment

29 +/- Acres | Lamar County, AL | \$75,000



National Land Realty
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com



John Ross Havard
Office: 205-927-5186
Cell: 205-300-5007
Fax: 864-331-1610
Jrhavard@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 property is loaded with mature, mast-producing, hardwood and pine timber making it an attractive option for timber investment as well as hunting. The terrain consists of 2 hillsides divided by a nice, year-round creek that flows through Stuckey Lake and into the Buttahatchee River just a few hundred yards downstream. The large timber is wide open underneath, providing an excellent line of sight for hunting the high-game populations traversing the property back and forth from the river. The property has plenty of frontage on a county-maintained gravel road. There is an old road into the property leading to a wooded opening that would make a perfect site for camping or building an off-grid cabin. The property is close to Sulligent and Guin, with an easy drive to Fayette or Hamilton in 30 minutes and Tuscaloosa or Muscle Shoals in an hour and a half. Call John Ross Havard at (205) 300-5007 today to schedule a tour of this hunting and investment opportunity!



ACREAGE BREAKDOWN

29 +/- acres of mature hardwood and pine timber

ADDRESS

0 Boy Scout Lake Road
Beaverton, AL 35544

TAXES

\$104/year (2022)

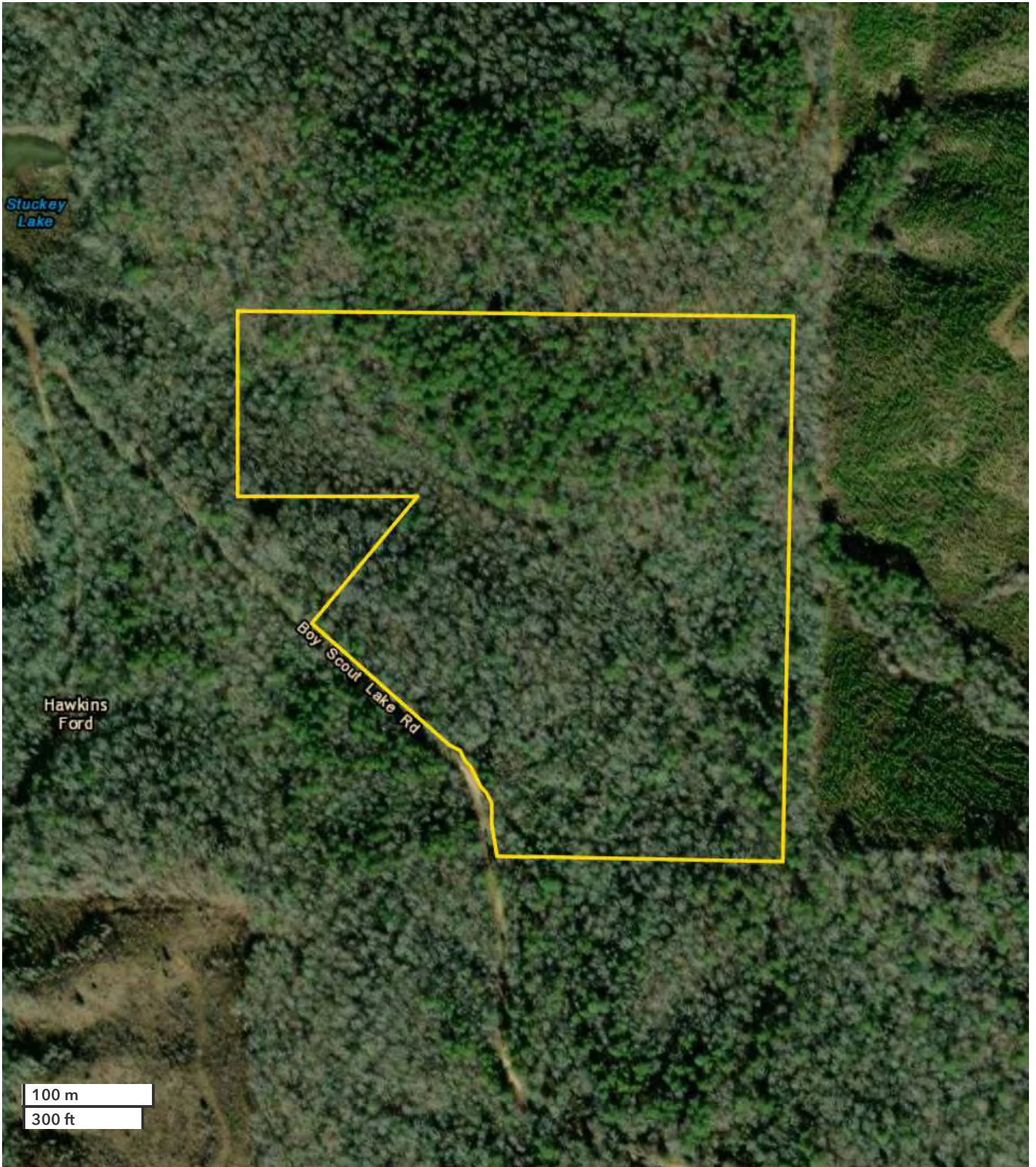
LOCATION

Call for directions.

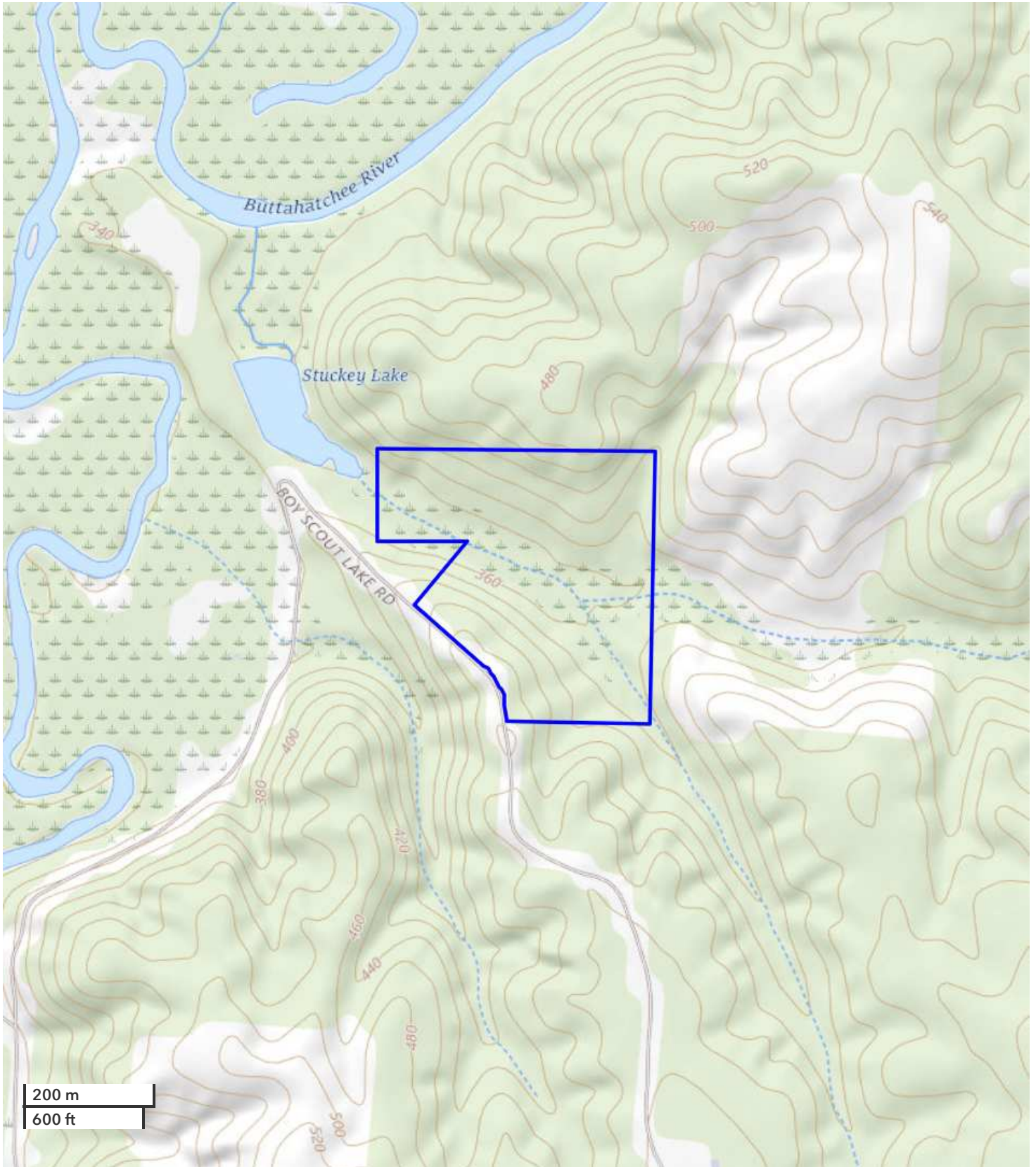
PROPERTY HIGHLIGHTS

- Large hardwood and pine timber with significant timber value
- Mast producing oaks
- Year-round creek
- County road frontage
- Quiet and secluded but close to town.





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.**