



Lye Branch Hunting & Timber

190 +/- Acres | Tuscaloosa County, AL | \$494,000



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 190+/- acre hunting and timber investment property is conveniently located just north of Abernant, AL on the Tuscaloosa/Jefferson county line. This tract consist of 30 yr old pines that have been thinned once and a younger stand that could be thinned again now. The remainder is in hardwoods. There are several streams, with Lye Branch running through the property providing an excellent year-round water source, as well as amazing views. This property has a very strong turkey population along with abundant deer populations. This 190+/- acres is situated between large land owners providing security for the wildlife. At the head of Lye Branch is a small pond/swamp that is frequented by waterfowl. Ducks, turkey, deer, and timber! 40 miles from Birmingham and 25 miles from Bryant Denny Stadium in Tuscaloosa. Contact Graham Tayloe for more information at 205-908-3440.



ACREAGE BREAKDOWN

190+/- acres

ADDRESS

0 Weller Road
Brookwood, AL 35444

LOCATION

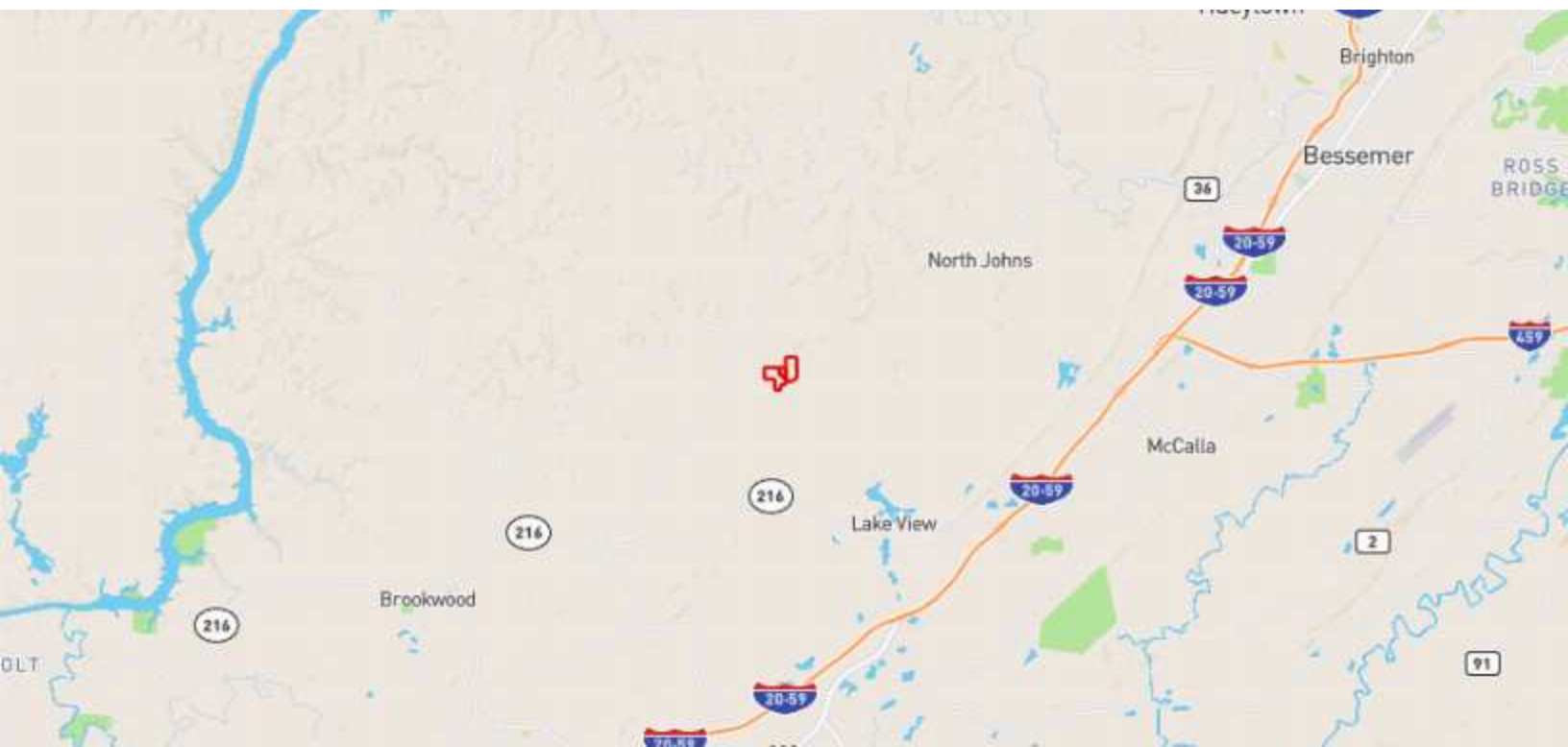
Contact us for property location details.

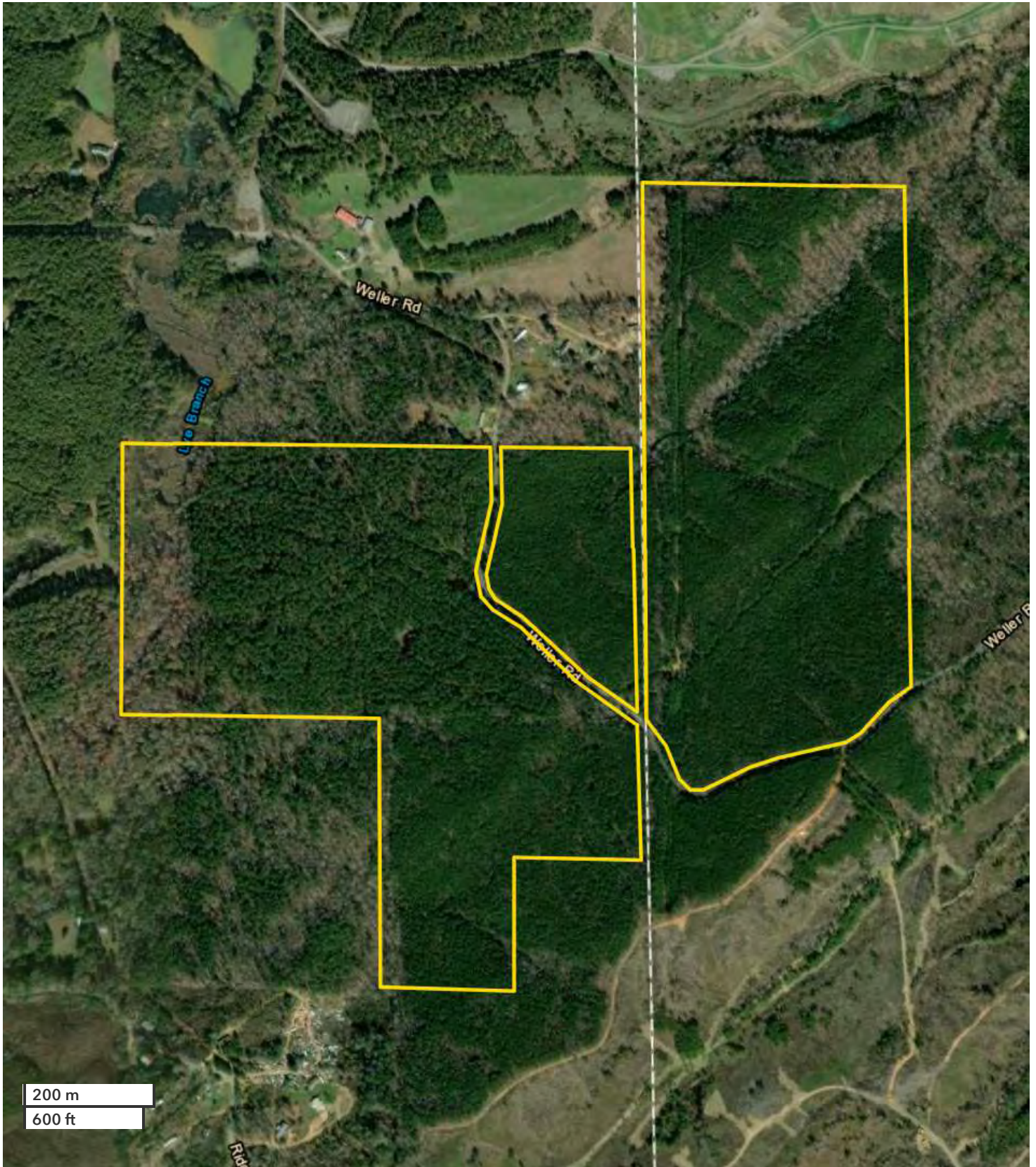
PROPERTY HIGHLIGHTS

- Lye Branch provides year-round water
- Large numbers of wild turkeys
- Abundant deer population
- Waterfowl opportunities in the swamp at the head of Lye Branch
- Convenient to Birmingham and Tuscaloosa

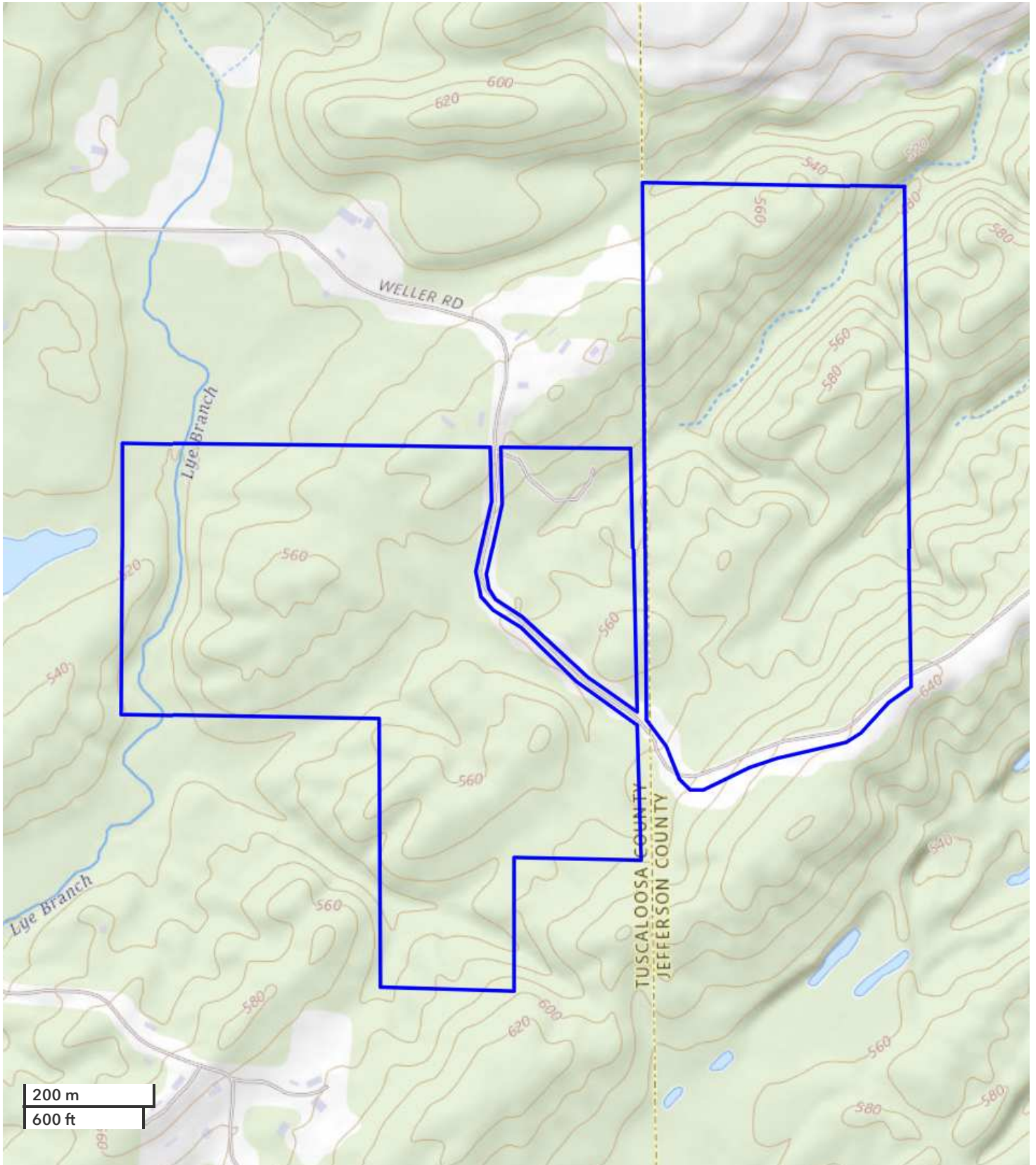


nationalland.com/listing/lye-branch-hunting-timber-investment-1

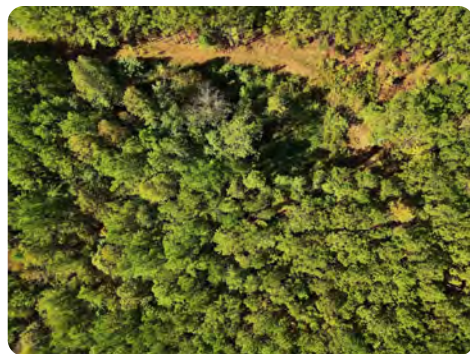




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**