



Beaver Creek – Camps, Lake, and Hunting Retreat

770 +/- Acres | Mobile County, AL | \$2,175,250



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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 picturesque piece of land offers a host of features that make it an ideal investment for families or group ownership, all located just 40 minutes north of Mobile.

Situated at the end of a paved road just minutes from Highway 43, this turnkey property boasts four abodes, featuring a master cabin with 5 bedrooms and a large screened-in porch, two cabins that are 2/1 each, and a pole barn with 2 bedrooms, an outdoor fireplace with seating, and an outdoor dining area. All these accommodations overlook a 6-acre stocked fishing lake with gorgeous sunset views, complete with a pier that's perfect for casting your lines or simply enjoying the serene waters.

Storage space is abundant, thanks to the enclosed barn featuring three roll-up doors, an attached shipping container, and two nearby sheds. Whether it's equipment or gear, you'll have ample room to keep your belongings dry and organized.

The diverse timber is primarily merchantable stands of mature natural hardwood and pine, with areas of pine plantation mixed in, including both longleaf and loblolly pine. The abundant wildlife includes deer, turkey, doves, and ducks with 14-15 large food plots, 12 of which have double shooting houses, an irrigated dove field, and a 3-acre duck pond that's frequented by wood ducks, teal, and other waterfowl.

While the soils are great and the roads are all dry enough to travel by car, water sources are plentiful, with Beaver Creek and other springs flowing through the property for the game and the potential for additional lake sites if desired.

The property's shape lends itself well to fencing should you wish to create a game enclosure. This land is also a prime candidate for a conservation easement that could potentially pay for the property while allowing you to continue to enjoy it as a timber and hunting investment.

Opportunities of this size and quality don't come around often in this part of the state. Contact Clint Flowers, ALC, at 855.NLR.LAND for more information on this slice of convenient paradise.

ADDRESS

0 Howell Drive
Mount Vernon, AL 36560

ACREAGE BREAKDOWN

770 +/- Acres

LOCATION

Contact Listing Agent for
Directions

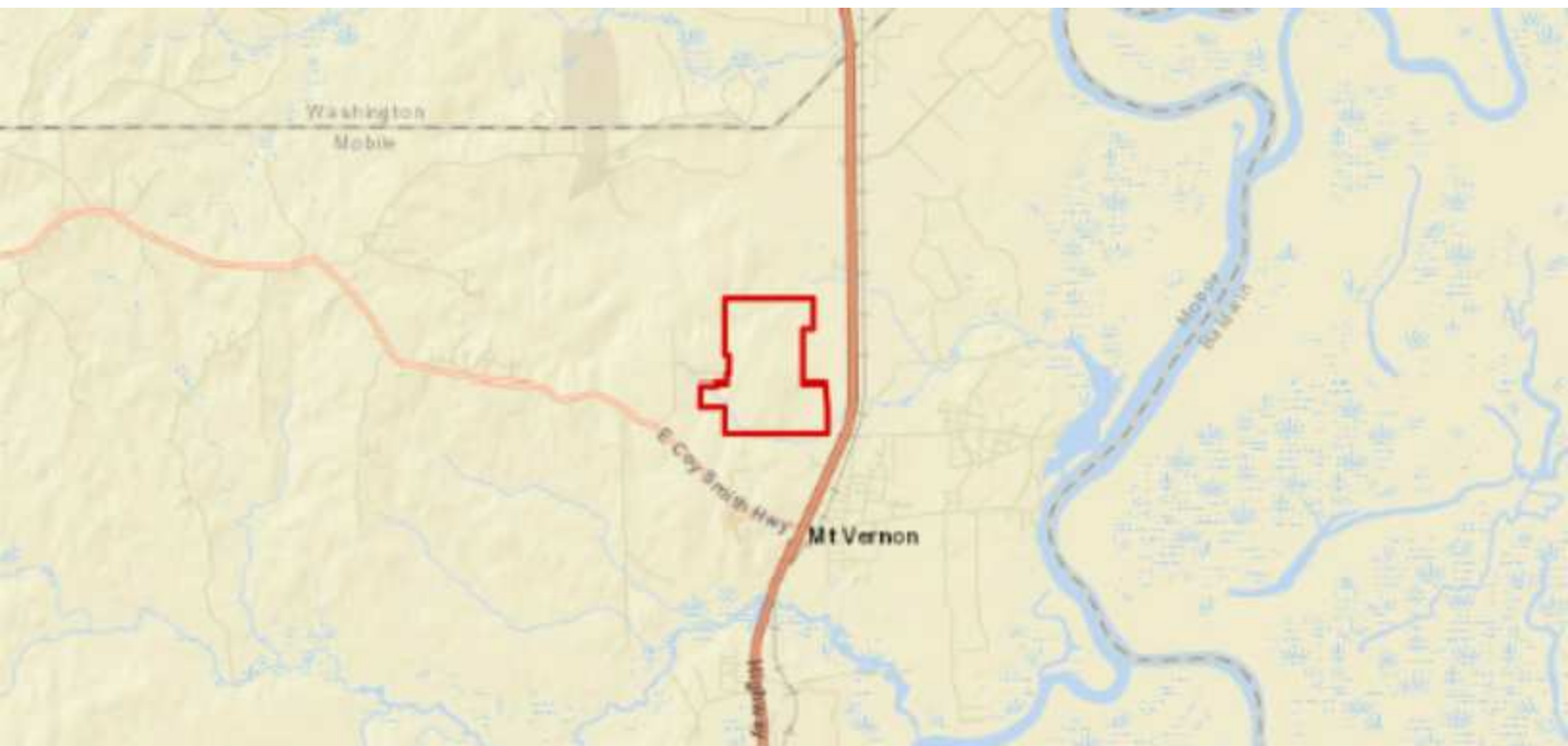


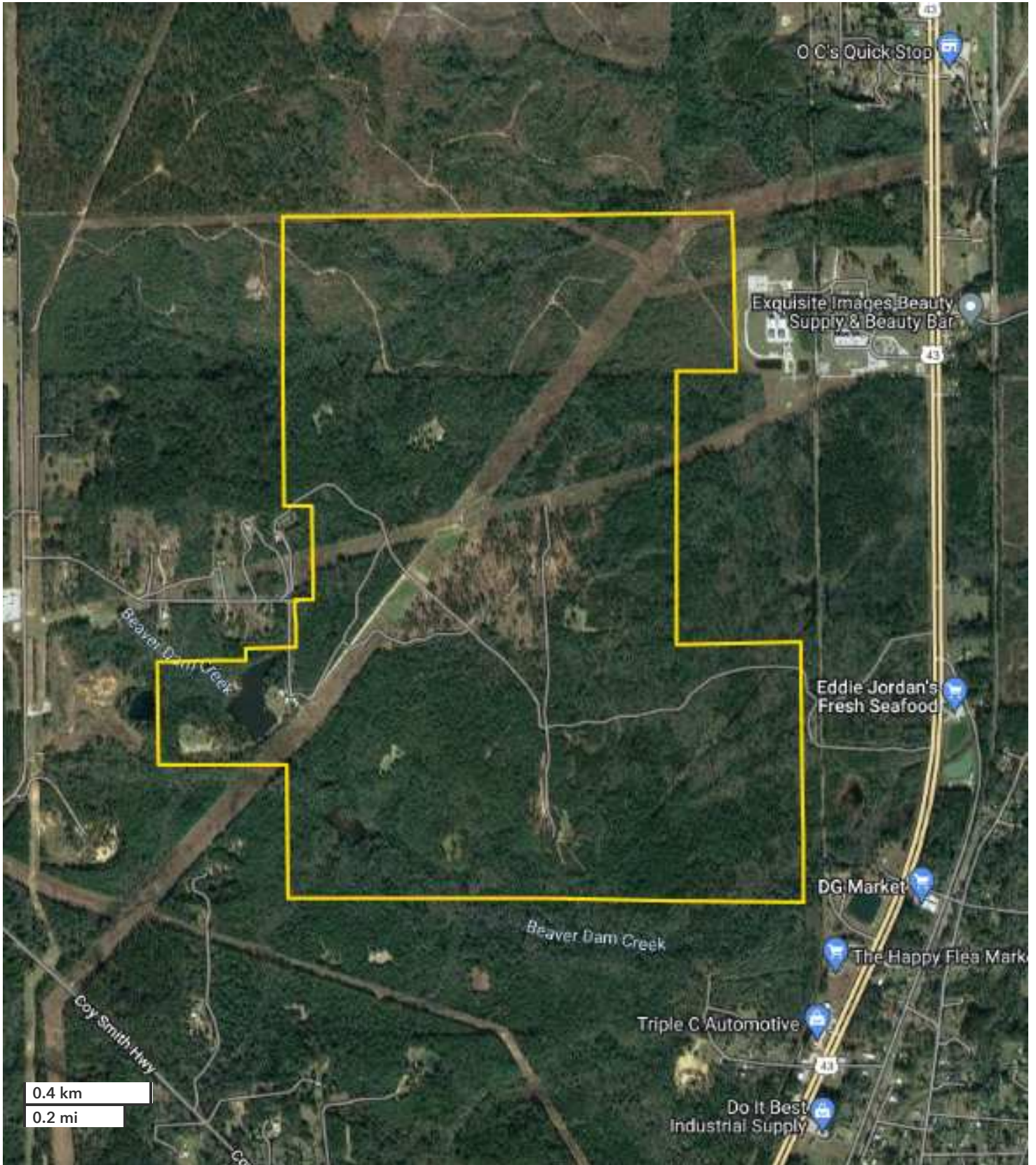
PROPERTY HIGHLIGHTS

- Located just minutes from Hwy 43
- Four separate abodes
- Six acre stocked pond
- Ample amount of storage units/spaces throughout the property
- Diverse timber is primarily merchantable stands of mature natural hardwood and pine, with areas of pine plantation mixed in, including both longleaf and loblolly pine
- The abundant wildlife includes deer, turkey, doves, and ducks

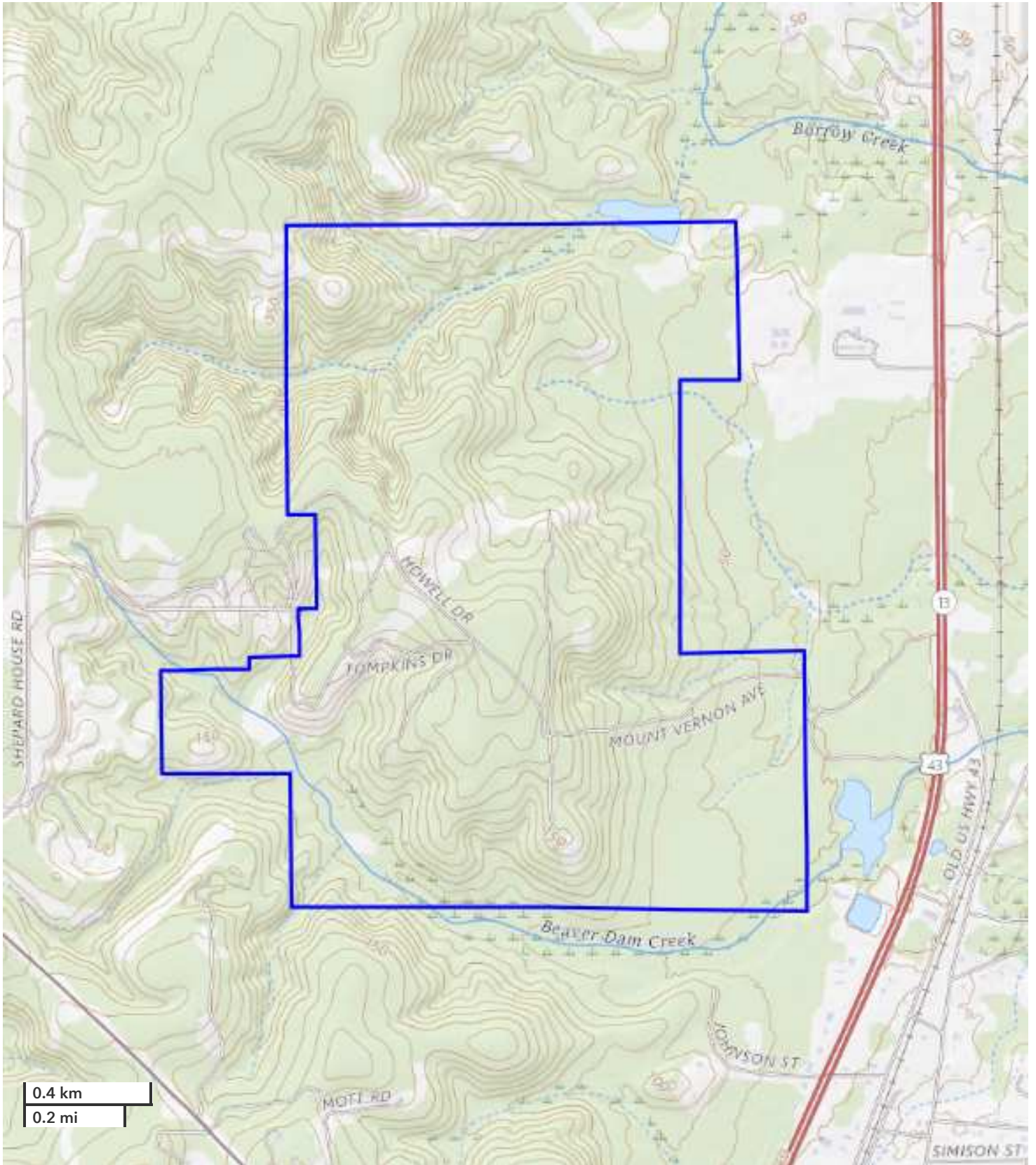


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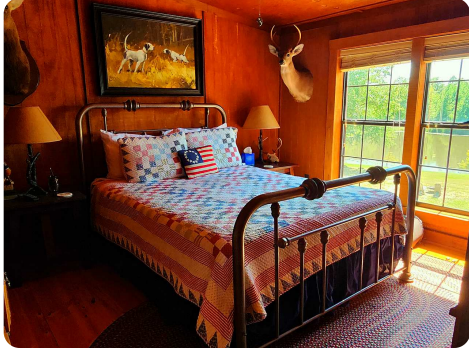




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**