

NEW



Vernon Hunting and Homesite

52 +/- Acres | Lamar County, AL | \$69,700



National Land Realty
309 Franklin Street
Huntsville, AL 35801
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

Endless opportunities await you at the Vernon Hunting and Homesite. This property provides a remote rural setting yet is just minutes from the amenities of Columbus, MS. The southern portion of the property offers ideal hunting opportunities for deer and turkey while the north end makes a charming location for a home or cabin. The ridges provide an overview of this picturesque property and are an excellent location for shooting houses. Wildlife use the streamside management zones as a travel corridor while the recent cutover provides bountiful browse for deer and bugging areas for turkey poult. The cutover areas could be site prepared and planted in pine for a timber investment or allowed to naturally regenerate to provide food and cover for wildlife. This affordable investment should yield years of enjoyment and financial return.

ACREAGE BREAKDOWN

Cut-over = Approx. 39.4 acres

Hardwood and Pine Buffer = 5.8 acres

Streamside Management Zone = Approx. 3.9 acres

Hayfield = Approx. 2.9 acres

TAXES

\$102/year (2022)

ADDRESS

000 County Road 9
Vernon, AL 35592

LOCATION

From the intersection of AL Hwy 17 and AL Hwy 18 in downtown Vernon, drive south on AL Hwy 17 for 0.4 mile. Turn right onto County Road 9 and drive 9.2 miles. The property is on the left.



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning

Unknown

Listing ID#

2775253



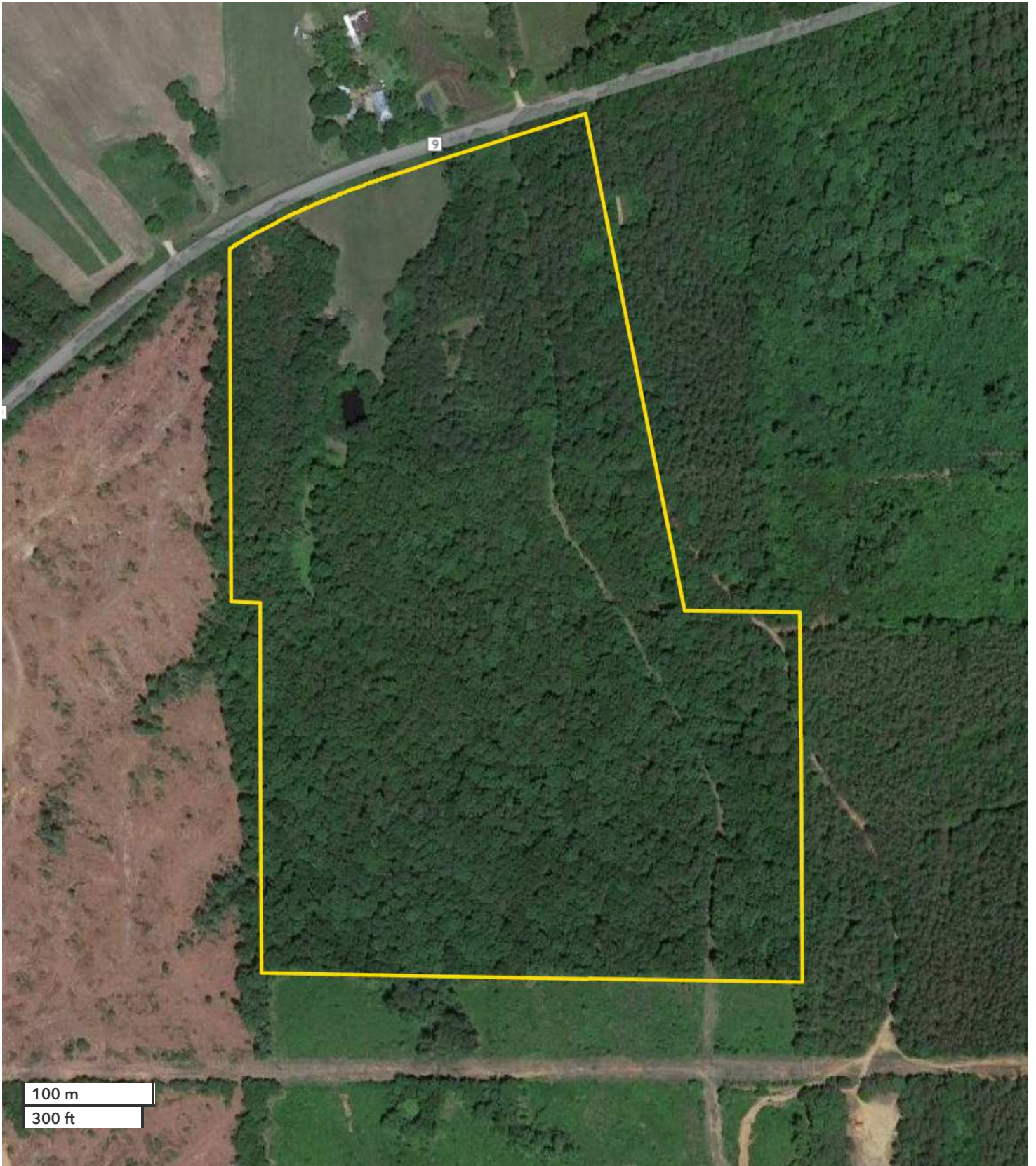
PROPERTY HIGHLIGHTS

- Hunting
- Recreation
- Deer
- Turkey
- House site
- Hay
- Forest
- Timberland
- Investment
- Close to town



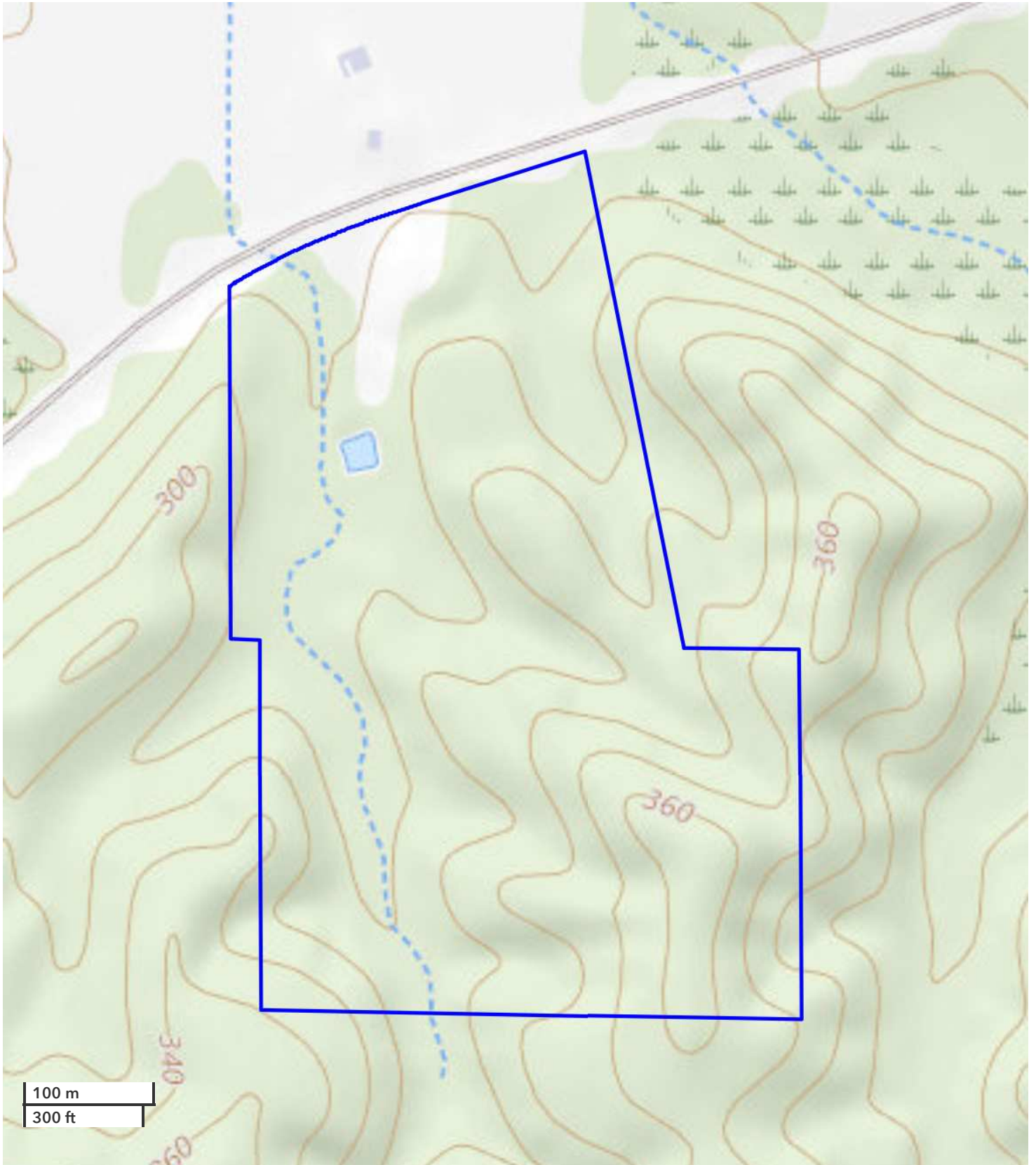
nationalland.com/listing/vernon-hunting-and-homesite





100 m
300 ft

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.**