



Escambia Creek Hunting and Timber Investment

355 +/- Acres (\$1,675/acre) | Conecuh County, AL | \$594,625



National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com



Clint Flowers, ALC
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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 waterfront timber and hunting investment has a little bit of everything. Located between Excel and I-65 with deeded access from Old Stage Road, enjoy merchantable pine plantations with wet weather logging opportunities, multiple species of hardwood, and a large year-round creek. Escambia Creek flows through the property for over a mile, providing fishing and waterfowl hunting opportunities, and you can hunt the large deer or turkey the area is known for across multiple food plots or in the hardwood bottoms. There are also several potential fishing lake sites and multiple scenic campsites across this unique tract. Call Clint Flowers, ALC for more information at 855.NLR.LAND.



ACREAGE BREAKDOWN

355+/- acres

ADDRESS

0 Old Stage Road
Excel, AL 36439

LOCATION

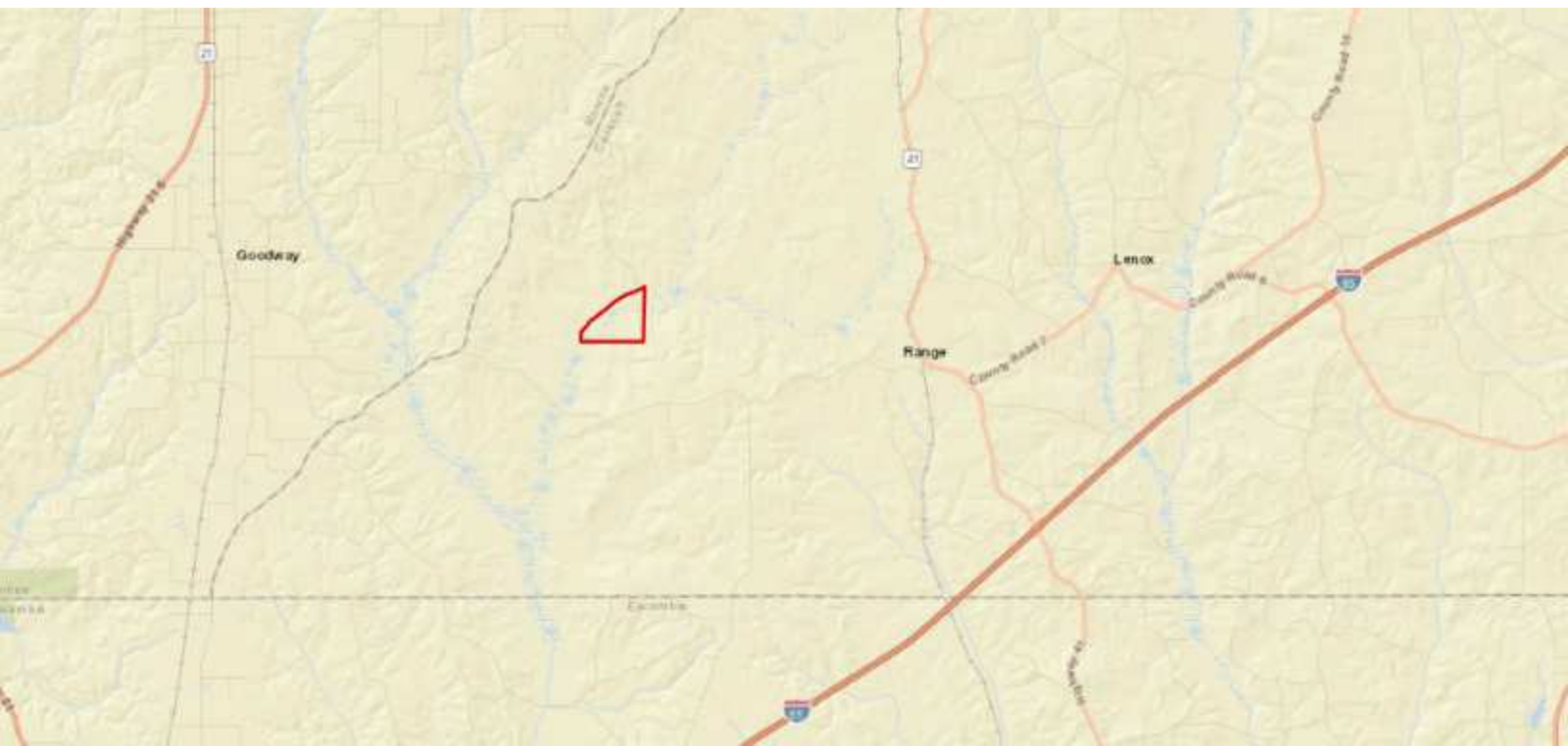
Contact us for property location details.

PROPERTY HIGHLIGHTS

- Waterfront timber and hunting investment
- Merchantable pine plantations with wet weather logging opportunities, multiple species of hardwood, and a large year round creek
- Escambia Creek flows through the property for over a mile, providing fishing and waterfowl hunting opportunities
- Hunt the large deer or turkey the area is known for across multiple food plots or in the hardwood bottoms
- Several potential fishing lake sites and multiple scenic campsites across this unique tract



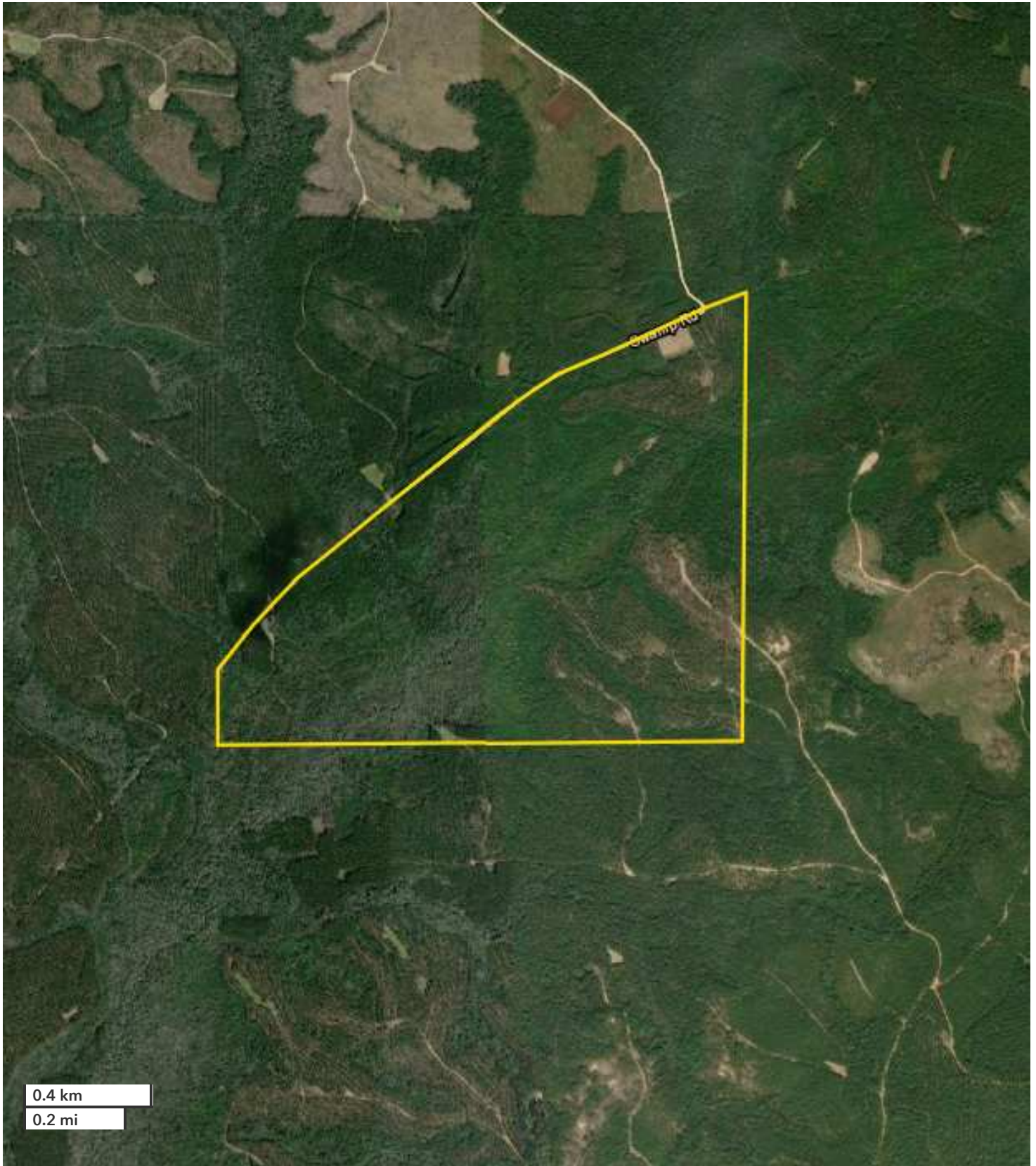
nationalland.com/listing/escambia-creek-hunting-and-timber-investment



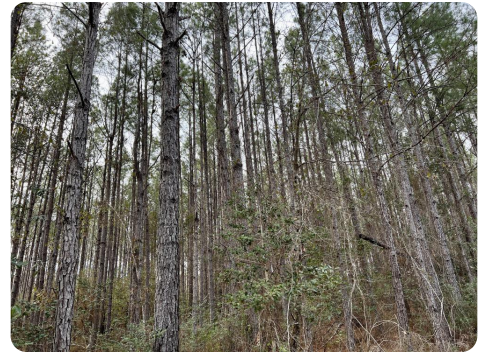
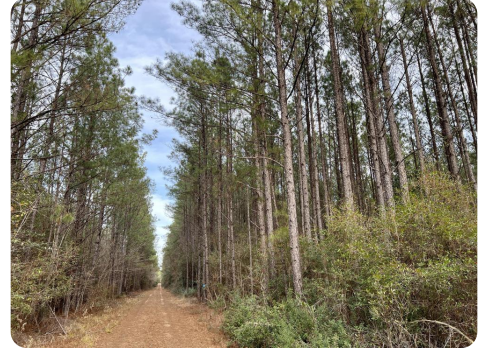


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Escambia Creek Hunting and Timber Investment
Conecuh County, AL
355 +/- Acres



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

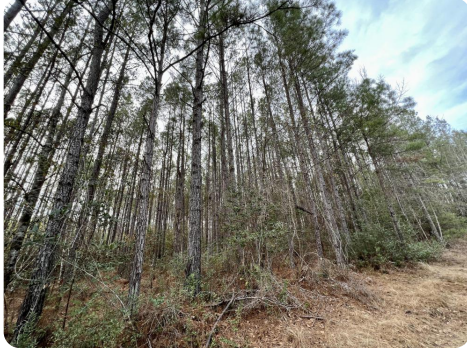


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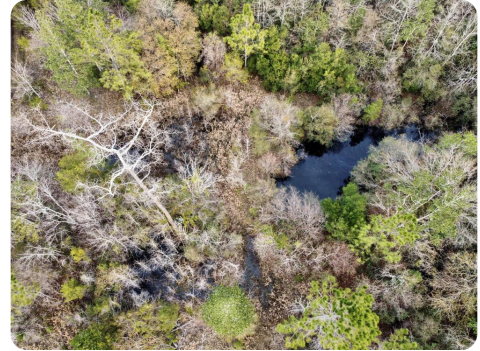


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**