



Patsaliga Creek Camp Hunting & Timber Retreat

986 +/- Acres | Crenshaw County, AL | \$2,514,300



National Land Realty
9 N. Conception St.
Mobile, AL 36602
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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 rare waterfront property offers a chance to own a turn-key slice of paradise. It boasts an impressive 4+ miles of scenic waterfront with long views and beautiful sandbars provided by 2.2± miles of frontage along the picturesque Patsaliga Creek and 2± miles on Little Patsaliga Creek, giving you year-round fishing, boating, and swimming opportunities. The property features a 3-bedroom cabin overlooking a sprawling agricultural field, ideal for dove hunting and watching game from the porch. The cabin is equipped with both conventional power and solar/generator backup, and the multi-bay equipment sheds provides ample space for storing and maintaining your equipment. The hunting is fantastic, with trophy deer, turkey, wild hog, and waterfowl. Enjoy a network of large 20± food plots and multiple duck ponds, creating a habitat that attracts and sustains quality wildlife. Nature lovers and timber investors alike will appreciate the various timber types, consisting primarily of mature hardwood, complemented by mature pine plantations and some younger hardwood stands for ideal bedding habitat. It's located n



ACREAGE BREAKDOWN

986 +/- Acres

ADDRESS

0 Private Road
CR 35
Luverne, AL 36049

LOCATION

Contact agent for directions.

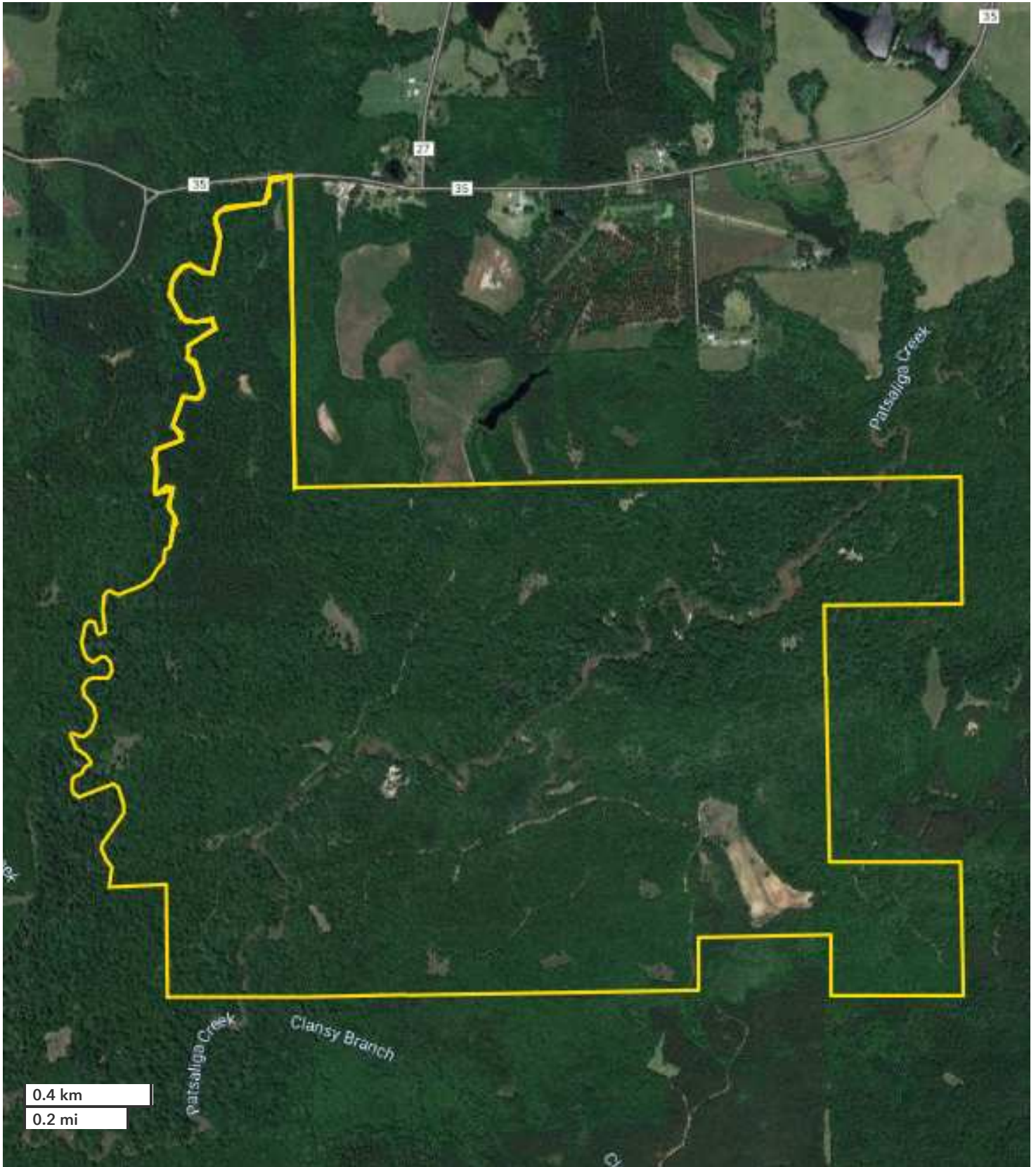
PROPERTY HIGHLIGHTS

- Rare waterfront property
- 4+ miles of scenic waterfront on Patsaliga Creek and Little Patsaliga Creek
- 3 bedroom cabin
- Equipment sheds
- Large agricultural / dove field
- 20± food plots and multiple duck ponds
- Mature Hardwood & Pine Timber with areas of young hardwood for bedding
- Power and solar/generator backup
- Turn-key opportunity convenient to SW and Central AL and NW FL

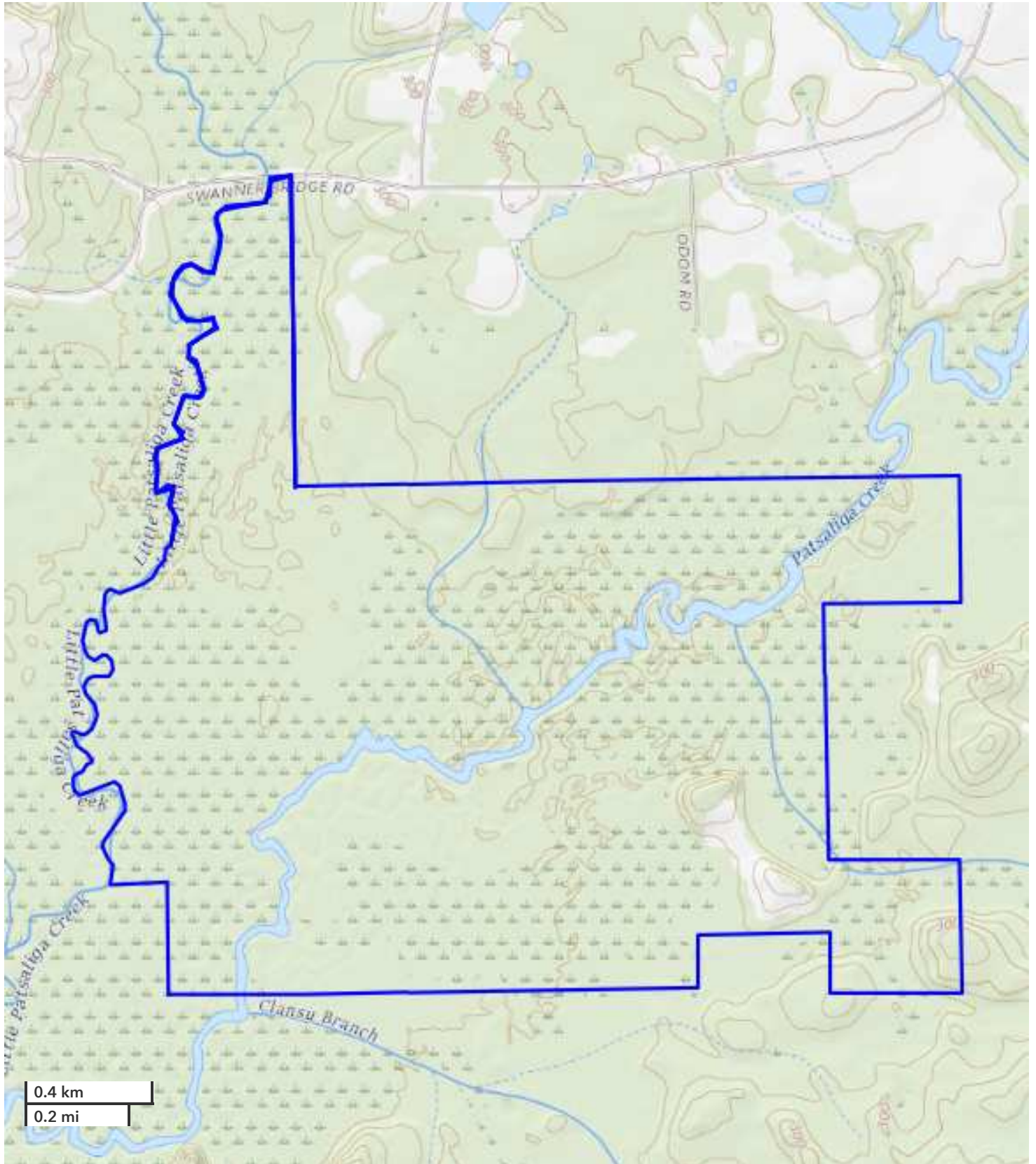


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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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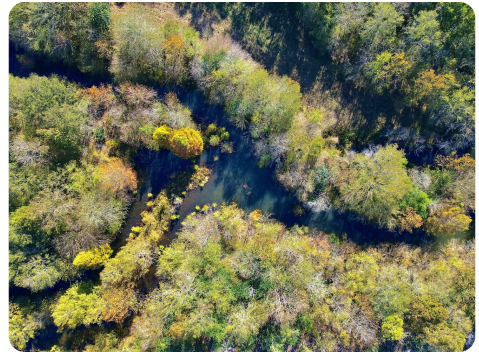
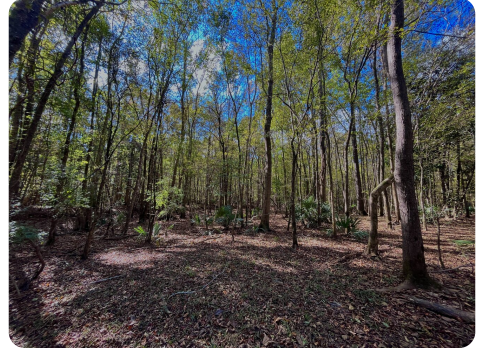
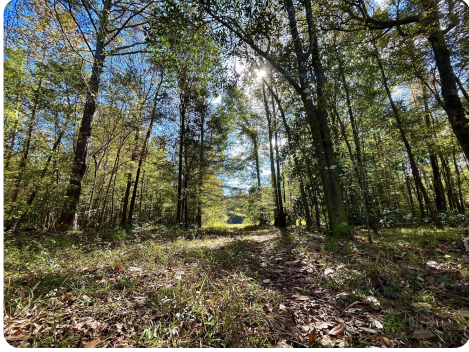


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**