

NATIONAL LAND REALTY®

5 +/- Acres in Muscadine, AL

5 +/- Acres | Cleburne County, AL | \$40,500



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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, spanning approximately 5 acres, is located in Muscadine, Alabama, just a mere 4-minute drive from Interstate 20. Its strategic location places it within convenient reach of various parts of the Talladega National Forest, offering a natural haven for outdoor enthusiasts. The land is situated approximately 20-30 minutes away from different sections of the Talladega National Forest, providing ample opportunities for hiking, camping, and other recreational activities in the midst of nature.

For those with a need for speed, the property is conveniently positioned a short 38-minute drive from the Talladega Superspeedway, making it an ideal location for motorsports enthusiasts or those who enjoy attending thrilling racing events.

Furthermore, the land is just an hour's drive from the vibrant city of Atlanta, Georgia, offering a perfect balance between serene rural living and access to the dynamic urban amenities of Atlanta. Whether you're seeking a peaceful retreat, proximity to nature, or easy access to exciting events and city life, this 5+/- acre parcel in Muscadine, Alabama, provides a unique and versatile opportunity for a variety of lifestyles.



ACREAGE BREAKDOWN

5 +/- Acres

ADDRESS

0 Frank Ledbetter Dr
Muscadine, AL 36269

LOCATION

4 Minutes From I-20

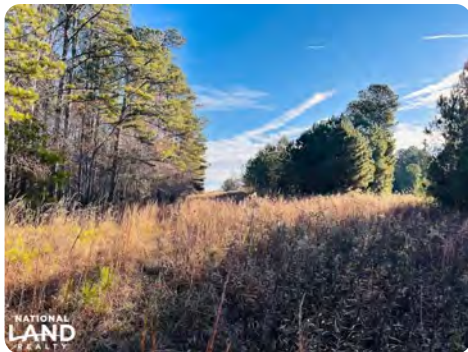
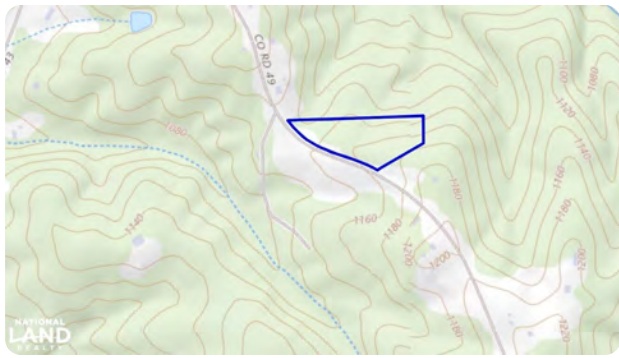
PROPERTY HIGHLIGHTS

- MINUTES FROM I-20
- HIKING
- HUNTING
- BUILD YOUR DREAM HOME
- 1 HOUR FROM ATLANTA, GA



nationalland.com/listing/5-acres-in-muscadine-al





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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.**

