



# Bay Minette Tall Pine Road Whitehouse Creek Home & Farm

26 +/- Acres | Baldwin County, AL | \$499,900



National Land Realty  
9 N. Conception St.  
Mobile, AL 36602  
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Tom Leatherbury, Jr.  
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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 beautiful home & farm is located on Tall Pine Road in the heart of Baldwin County, just minutes from Bay Minette. The 3 Bed / 2 Bath home with bonus room loft, has recently been completely renovated. Enjoy spectacular views of wildlife, the pond and the mature timber from the front porch. Whitehouse Creek flows the entire eastern side of the tract, providing a year round water source for wildlife. There is a potential homesite on the property that would make for an ideal location to build your dream home. Catch bass/bream from the stocked pond and hunt the abundant deer, turkey & small game from your backyard. Established nature trails lead to the creek and a potential foodplot. Multiple boat ramps nearby give river access to the 93,491+/- acres of Upper Delta & Mobile-Tensaw Delta / W. L. Holland Wildlife Management Areas. Shown by appointment only. Contact Tom Leatherbury, Jr. at (251) 422-5643 for more information.



## ACREAGE BREAKDOWN

26+/- acres with Home & Pond

## ADDRESS

12340 Tall Pine Road  
Bay Minette, AL 36507

## LOCATION

Call agent for directions

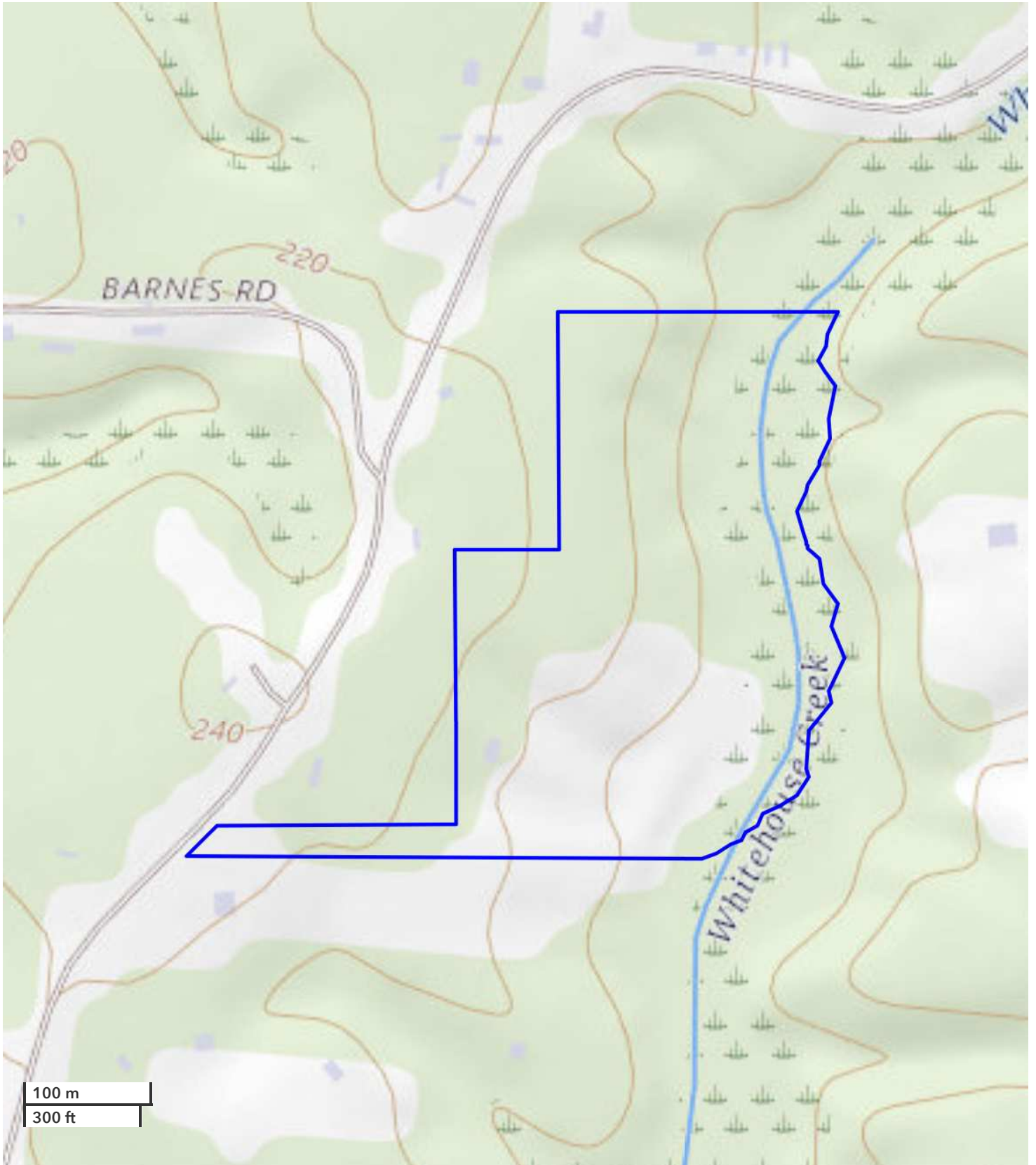
## PROPERTY HIGHLIGHTS

- 3 Bed / 2 Bath Home with Bonus Room Loft
- Ideal Homesite to Build Dream Home
- Stocked Pond
- Whitehouse Creek Frontage
- Paved Road Frontage
- RV Hookup
- Gently Rolling Topography
- Minutes from Shopping, Schools & Restaurants
- Multiple boat ramps nearby provide river access to the 93,491+/- acres of Upper Delta & Mobile-Tensaw Delta / W. L. Holland Wildlife Management Areas
- Conveniently located between Interstate-10 & Interstate-65





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.**