



## 822 Mesopotamia Street: Historic Home with Acreage

18 +/- Acres | Greene County, AL | \$419,000



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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

Nestled in the heart of small-town Alabama, this nearly two-hundred-year-old home boasts proudly of its original heart pine floors, gorgeous staircase and entry hall, five large fireplaces throughout the house, two of which are in upstairs bedrooms, and a lovely warm kitchen with plenty of light and custom cabinets. The high arched windows throughout look out onto trees and gardens. An elegant master suite was added in 2012, complete with walk in closet, soaker tub, and a secure tornado shelter/safe room.

The property sits on 18.2 acres of prime land with manicured woods, gardens, fields, rolling hills and streams. There are giant magnolias and huge azaleas lining the meandering driveway to the house. You will find an original working well and a garden shed near the stunning brick patio. It is a gardener's dream and the perfect place for children to run and explore.

The home was featured in Veranda Magazine several years ago and has been on the historical society's annual tour of homes many times through the years. The house and land have been lovingly restored and cared for during the last 41 years.

It is



## ACREAGE BREAKDOWN

18+- Acres with home, open ground and large, mature pine and hardwood timber

## ADDRESS

822 Mesopotamia St  
Eutaw, AL 35462

## LOCATION

From I-20-59W, take exit 40 and turn left onto AL-14 E. Go 1.8 miles. The home is on the left.

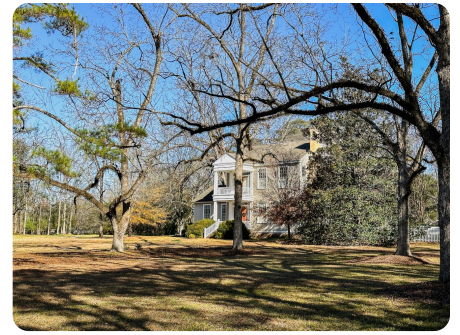
## TAXES

\$902/year (2022)



## PROPERTY HIGHLIGHTS

- Incredible historic home situated on 18.2+/- acres
- Beautifully restored and featuring heart pine floors, five fireplaces, and high-arched windows
- Master suite addition in 2012
- conveniently located only two miles from I-20/59, 35 minutes to Tuscaloosa (University of Alabama) and 25 miles from Livingston (University of West Alabama)
- The home was featured in Veranda Magazine and has been on the historical society's annual tour of homes many times
- The grounds have been maintained as meticulously as the home and feature a meandering driveway accented by giant magnolias, azaleas, large open area and many giant mature trees dotted throughout the front and back
- The balance of the 18 acres is comprised of ancient hardwood and pine mixed timber as well as a creek



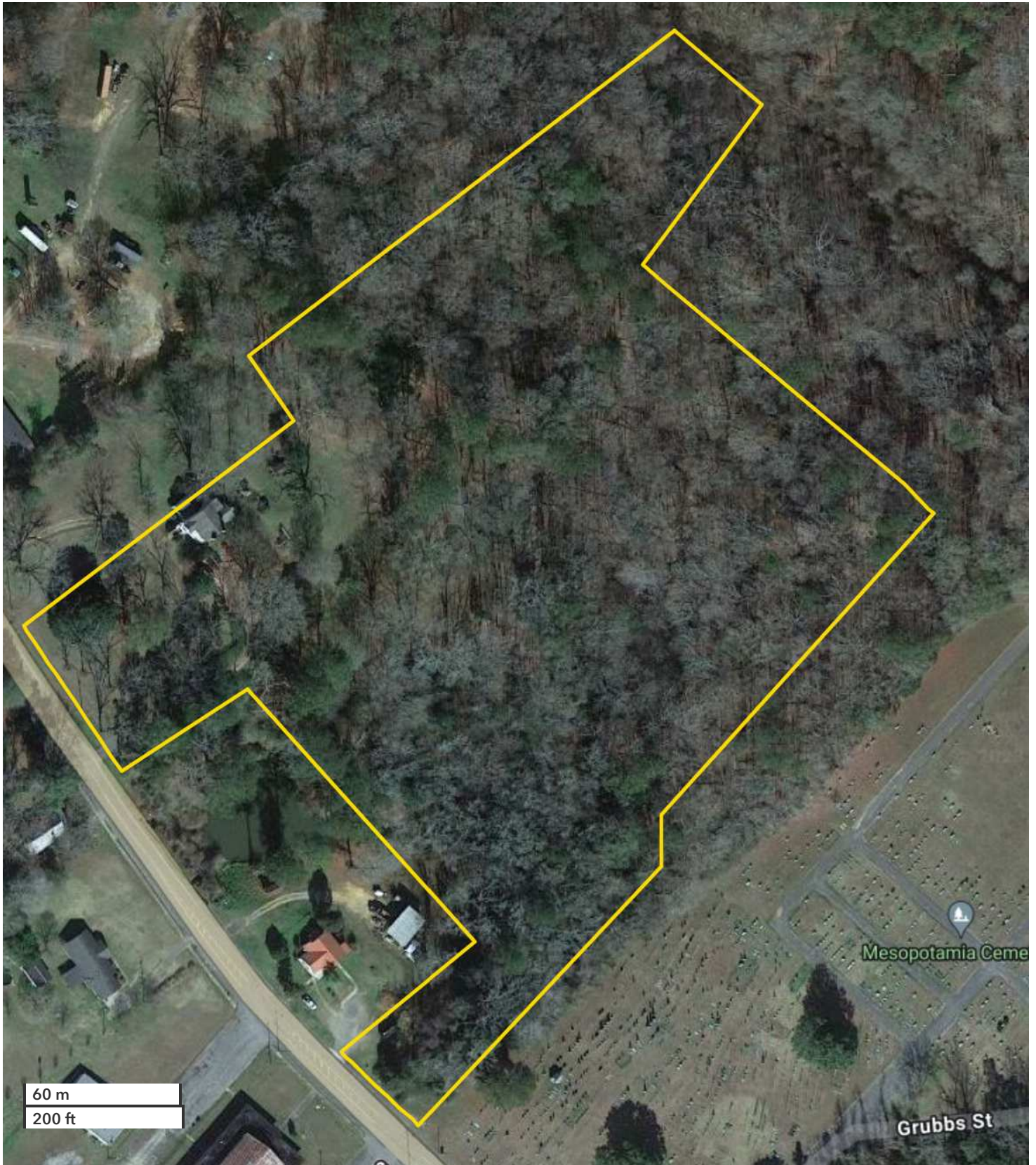




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*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*

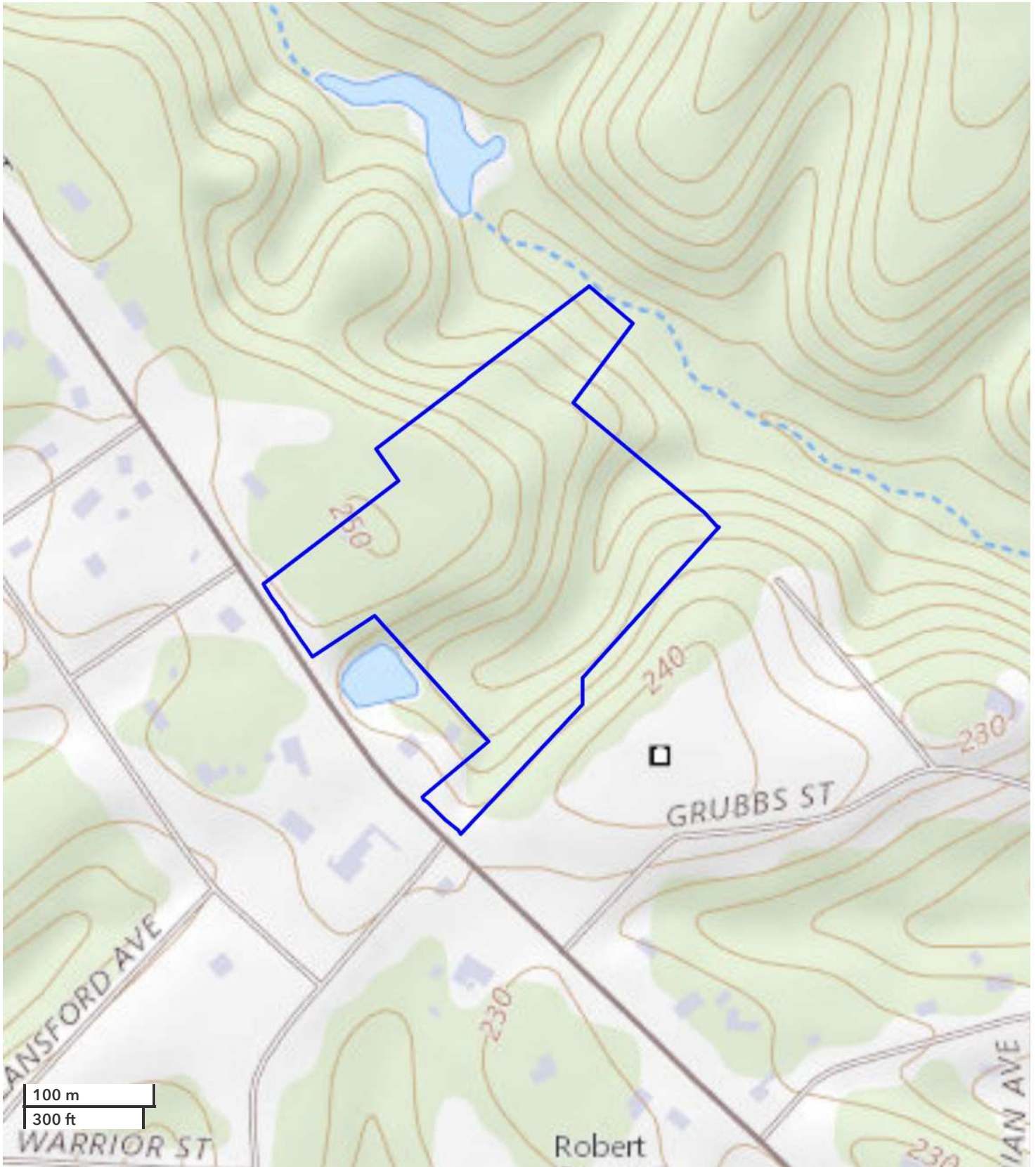




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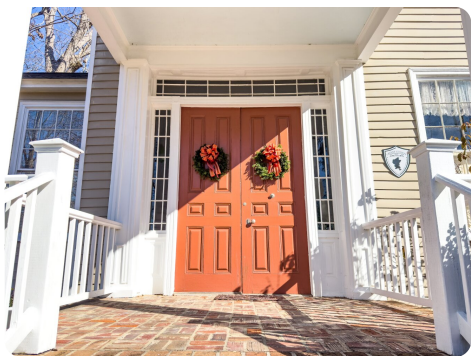
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**REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)**

**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.**