



Mulberry Fork River Frontage - Home Site & Hunting

63 +/- Acres | Walker County, AL | \$299,000



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
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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.



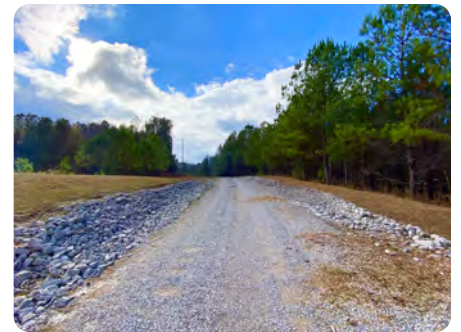
PROPERTY SUMMARY

Riverfront property in a gated community with home sites and room to roam!

If you are looking to build in a safe area with privacy-minded neighbors while being close to amenities, then look no further. This sixty-two-acre property sits behind the security of a keypad-operated gate, which is only operated by a handful of distant neighbors, and over 200' of river frontage provides the ability to build your dream home overlooking the beautiful Mulberry Fork River.

Water and power are available, and there are multiple home sites to choose from. The property is completely wooded with mature growth of hardwood and pine mix. There is a small ATV trail that traverses through the main body of the property, where one can easily envision a series of ladder stands or climbers overlooking wildlife travel corridors and feeding off of the array of mast-producing oaks.

This property can be divided. Shown By Appointment Only. Call Adam Aderholt at 205-410-2699 for more information.



ACREAGE BREAKDOWN

63 +/- ac.: Mature Growth
Hardwood / Pine Mix

ADDRESS

0 Coldwater Drive
Cordova, AL 35550

TAXES

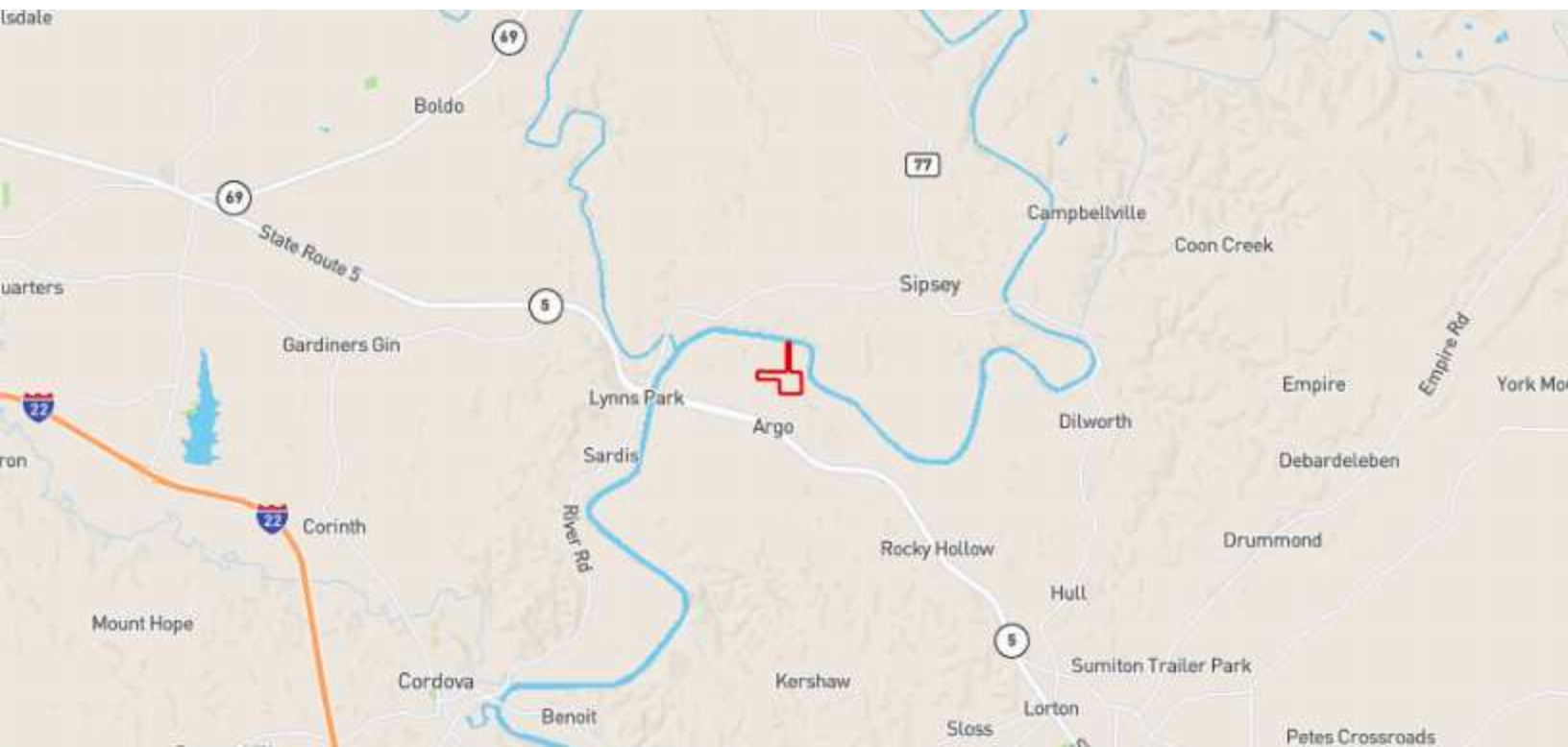
\$402.84/year (2022)

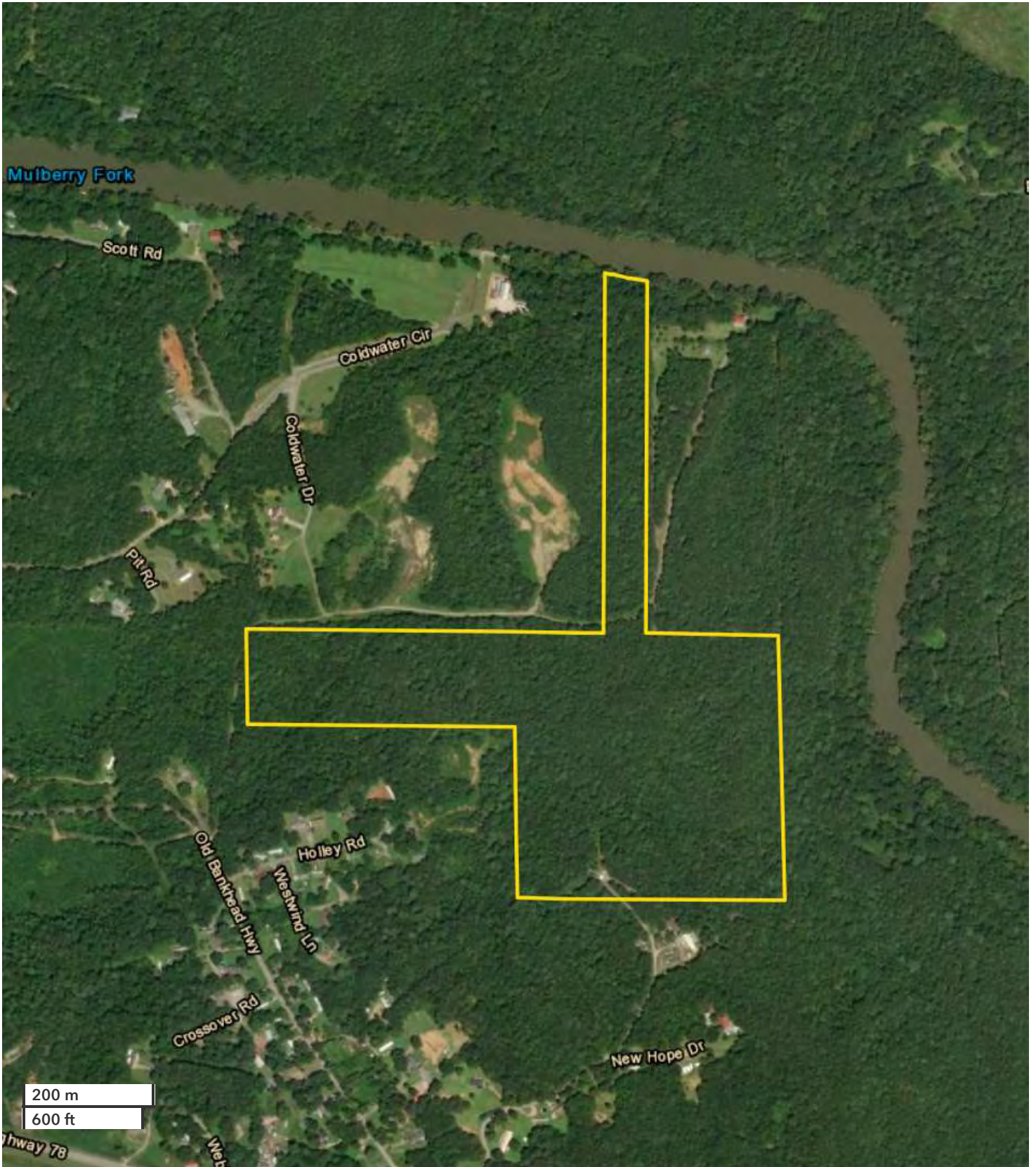
LOCATION

Property is Located in Gated
Community. Must be shown by
Appt. Only. Call Agent. Adam
Aderholt: 205-410-2699

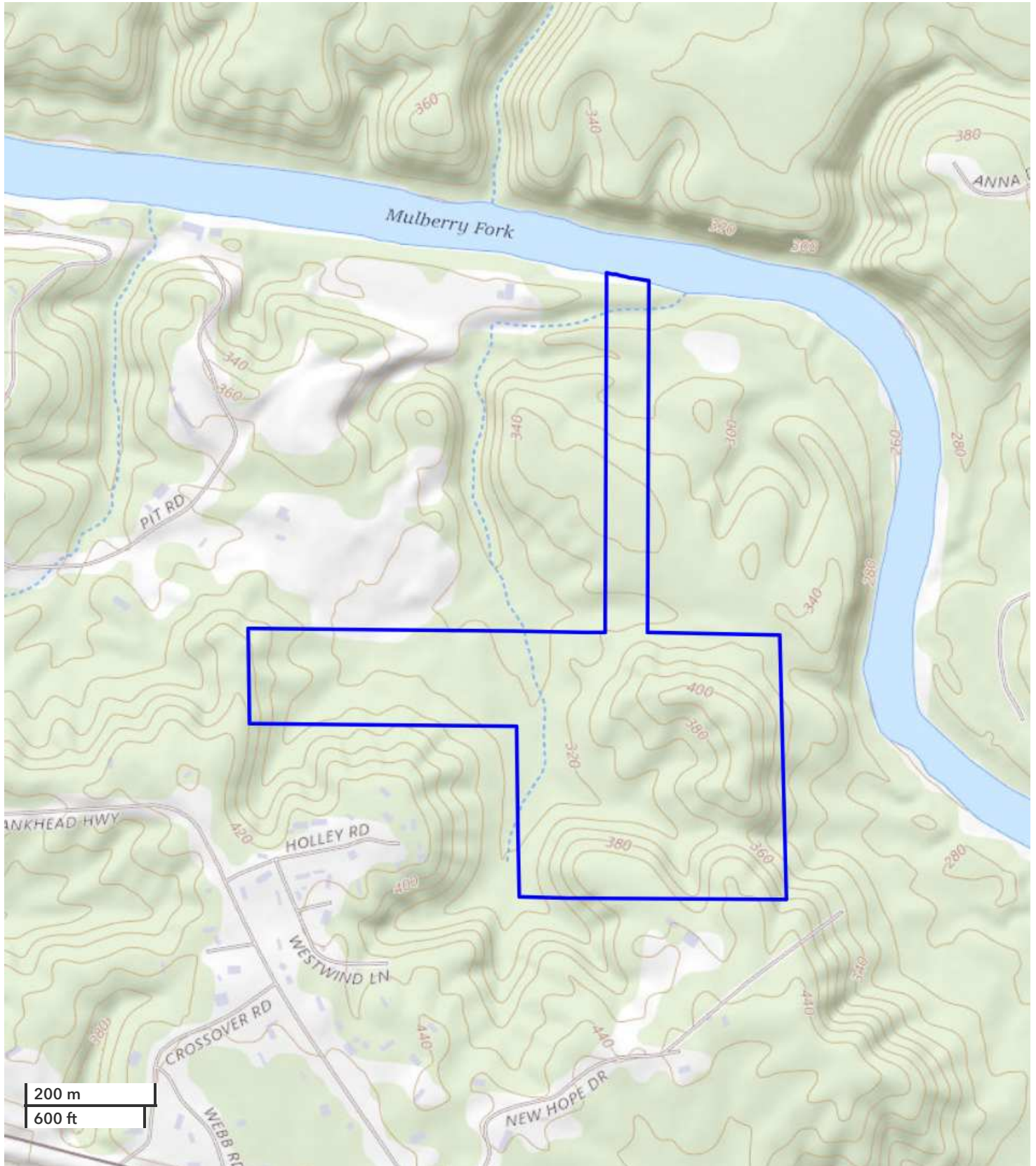
PROPERTY HIGHLIGHTS

- Over 200' of River Frontage on the Mulberry Fork
- Gated Community
- Home Sites
- Utilities Available
- 35 Minutes to Downtown Birmingham 15 Minutes to Downtown Jasper





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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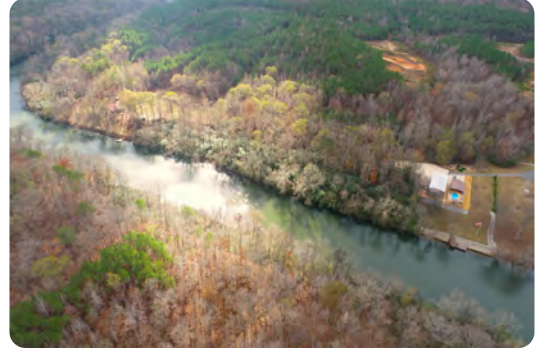


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**