



Johnson Creek/Barbour WMA Campsite

5 +/- Acres | Barbour County, AL | \$45,000



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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

Timbered tract, with cleared campsite and deeded access in the heart of the Barbour County Wildlife Management Area. This tract is a companion tract with the Johnson Creek/ Barbour WMA Recreation Tract of 35 acres that is also listed. Just off County Road 49 and 5 minutes from the Barbour WMA headquarters, this is a great opportunity to own your own tract surrounded by the WMA on 3 sides. The timber is mature and a mix of hardwood and pine. 2 new shooting houses and 2 new covered sheds have been constructed on site. Power and water utilities can be found on site but have not been active for some time. Located about 1 hour from Montgomery or Auburn and less than 30 minutes from Eufaula. Opportunities to own your own little haven inside the boundaries of the WMA don't come along very often, don't miss your chance on this one. For more information or to view this tract, call Dale Hurst at 334-782-1240.



ACREAGE BREAKDOWN

5+/- acres (4.5 +/- acres
timbered, .5 +/- acres campsite)

ADDRESS

000 County Road 49
Clayton, AL 36016

TAXES

\$140/year (2023)

LOCATION

From Clayton, AL, take Highway
51 North for 2 miles. Turn right
onto CR 49 for approximately
6.8 miles. Access to the property
is on the right, across from
Charles Drive.

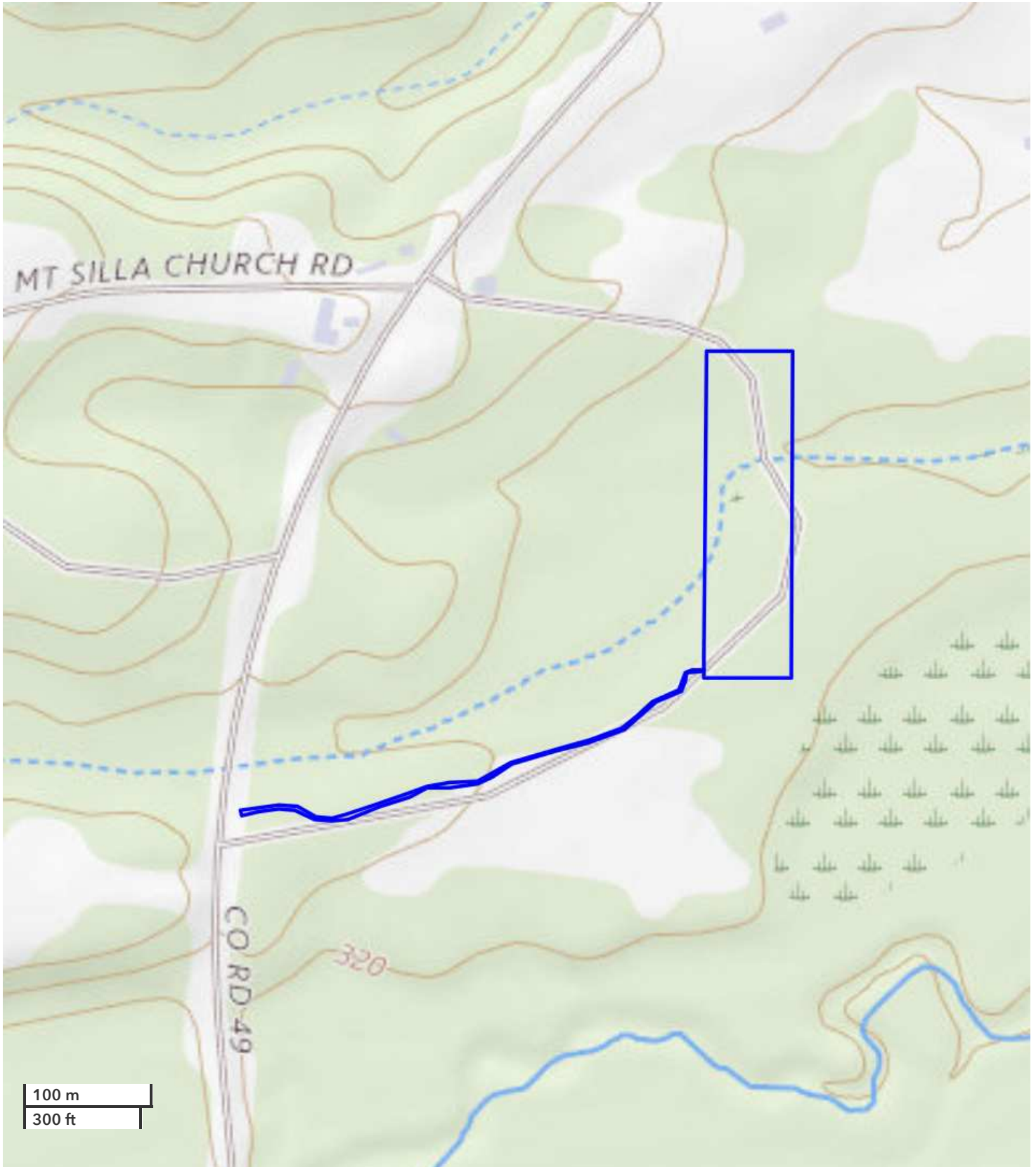
PROPERTY HIGHLIGHTS

- Deeded access thru the WMA
- Mature timber





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.**