



45ac Bibb County Hunting Residential Property

45 +/- Acres | Bibb County, AL | \$185,000



National Land Realty
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com



Heath Fant
Office: 205-438-6733
Cell: 205-240-3982
Fax: 864-331-1610
Hfant@NationalLand.com

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 45+/-ac tract offers a ton of opportunity. The mostly flat tract is covered in a mix of merchantable hardwoods and pines. Besides potential income, the timber offers some great hunting and recreational opportunities. The area has been known to produce record book deer and turkey. The tract has hundreds of feet of frontage on County Road 36. Direct Co Rd access ties you into a good internal road that traverses the entire property, with old timber roads providing additional access and fire lanes. There are multiple good home sites, including one overlooking a creek with a super site for a small pond. This tract offers the perfect place for quiet, comfortable country living while still being a short drive to Birmingham, Montgomery, or Tuscaloosa. You could walk out on your porch in the morning and watch deer and turkey feeding in your front yard while you watch the kids fishing in the pond. After work, you could sit on the back deck and watch the embers from your firepit drift into the stars with only the sounds of nature surrounding you. Whether it's hunting, country living, trail riding, or a safe tax-



ACREAGE BREAKDOWN

Flat to sloping merchantable timber mix

ADDRESS

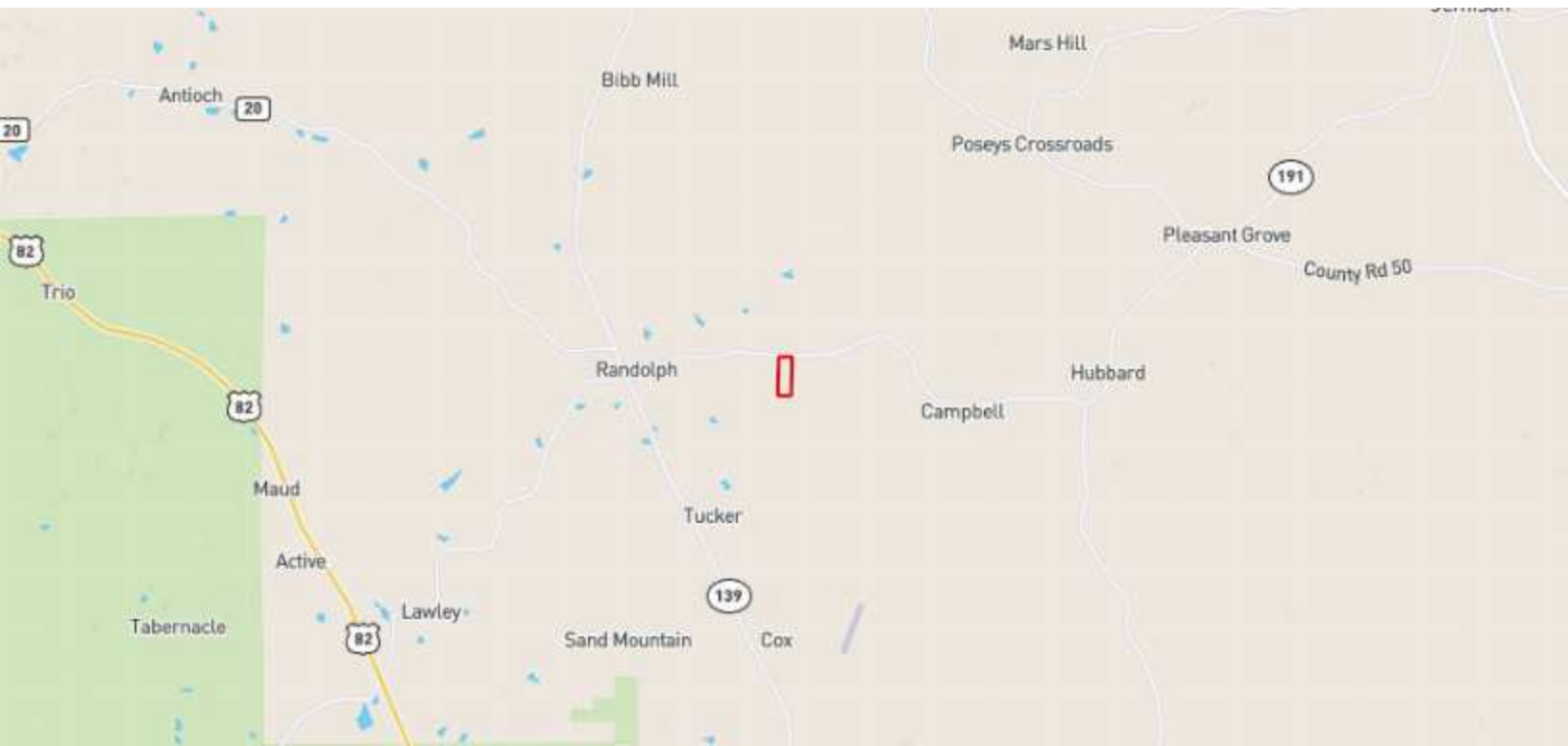
Randolph, AL 35180

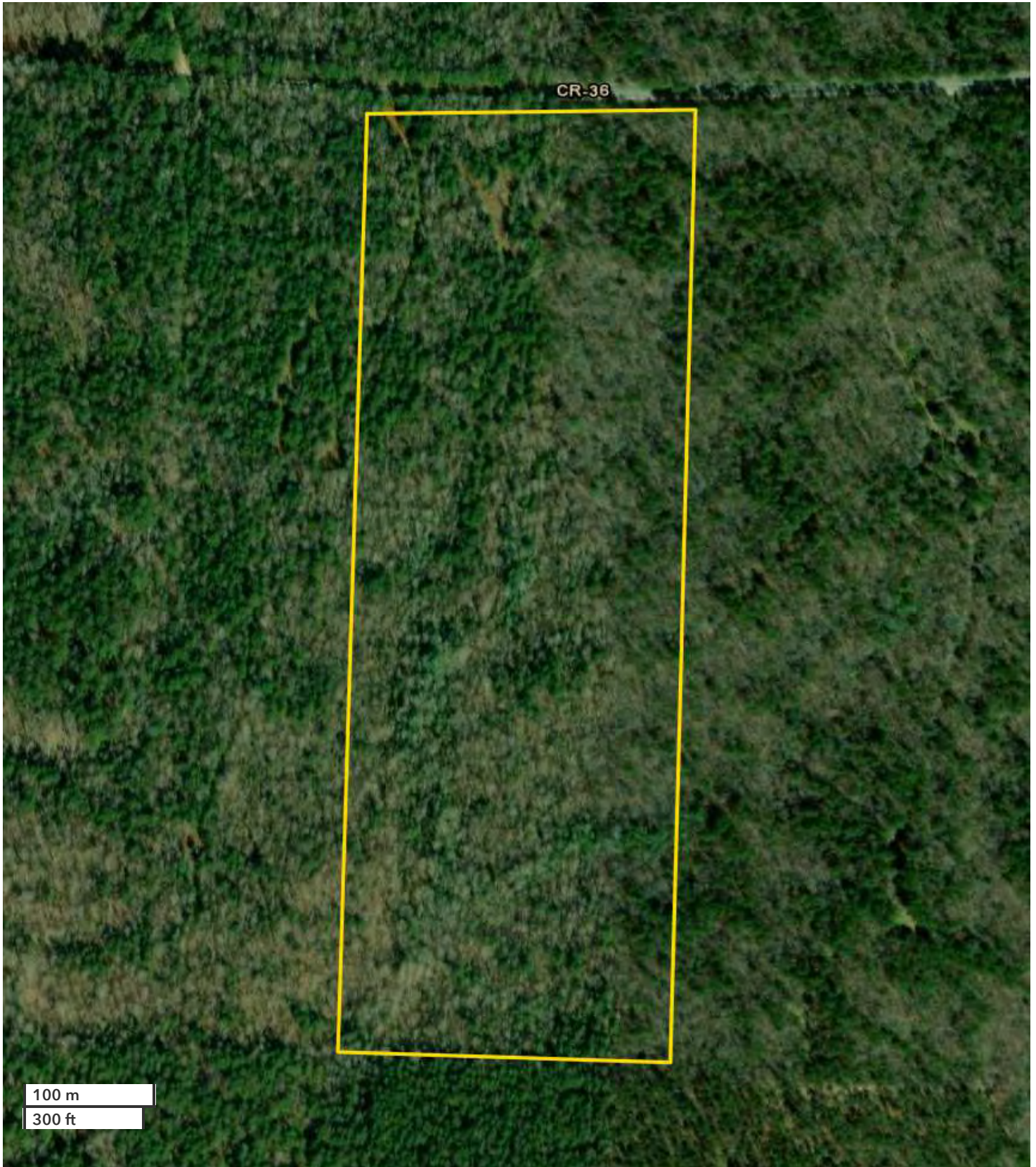
LOCATION

Co Rd 36 to tract

PROPERTY HIGHLIGHTS

- Location
- Good Home Sites
- Merchantable Timber
- Good Wildlife

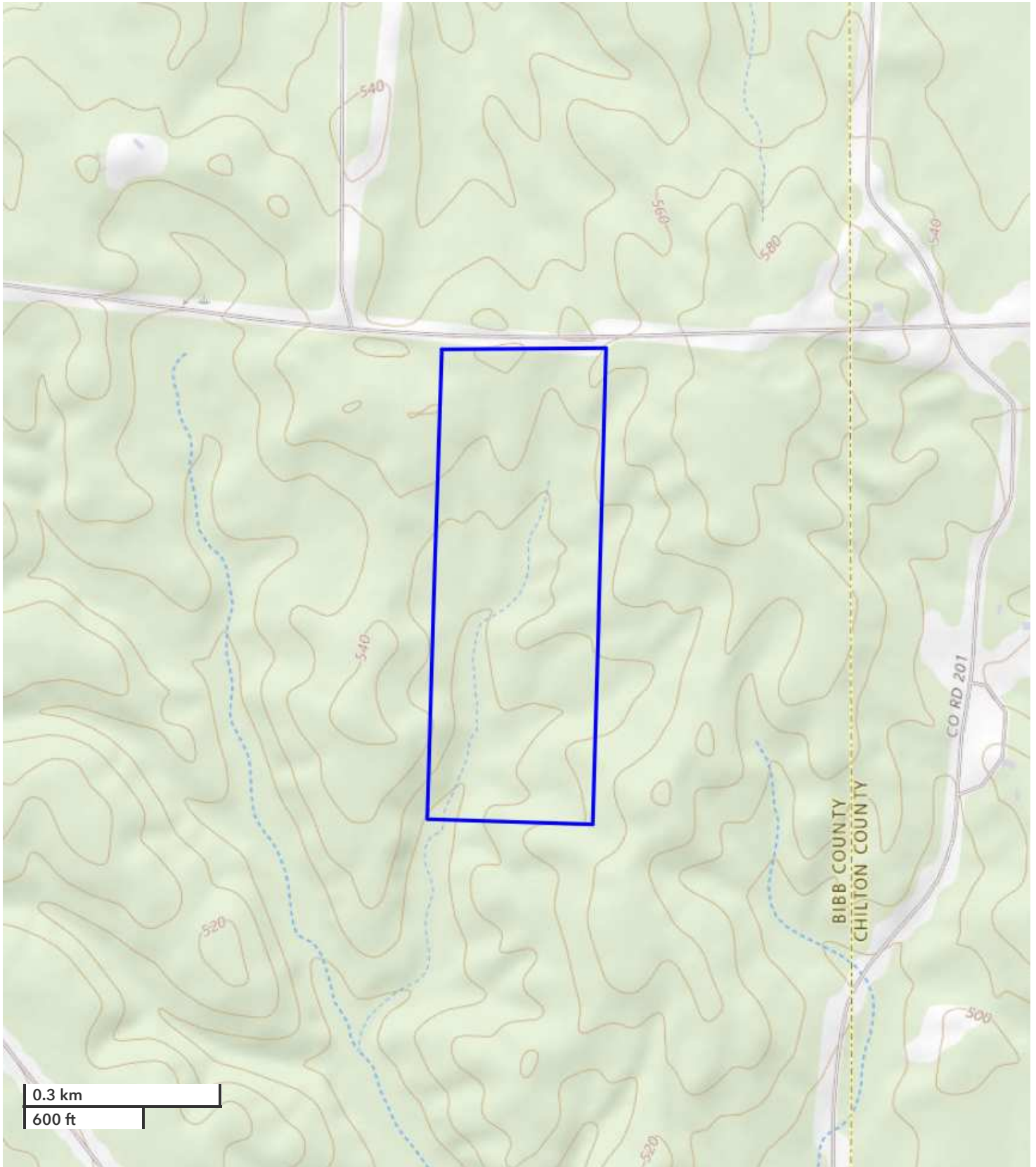




100 m

300 ft

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



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



National Land Realty
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com



Heath Fant
Office: 205-438-6733
Cell: 205-240-3982
Fax: 864-331-1610
Hfant@NationalLand.com

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.

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.**