



## Valley Creek Timber and Hunting Tract

103 +/- Acres | Dallas County, AL | \$390,000



National Land Realty  
9 N. Conception St.  
Mobile, AL 36602  
[NationalLand.com](http://NationalLand.com)



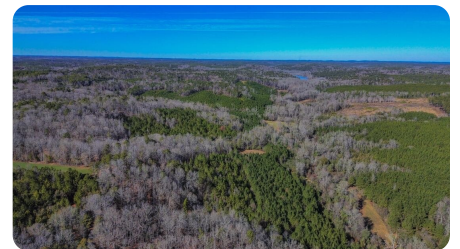
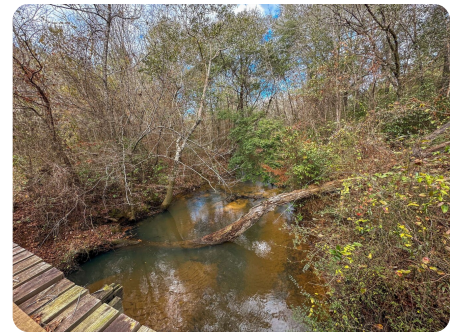
**Will Hairston**  
Office: 855-657-5263  
Cell: 334-349-2001  
Fax: 888-672-1810  
[Whairston@NationalLand.com](mailto:Whairston@NationalLand.com)

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## PROPERTY SUMMARY

Located in Dallas County, on the edge of the blackbelt near Camp Grist. This beautiful property has everything anyone could want on it. With 4 food plots. 2 with shooting houses. Excellent Road system. Mature hardwoods and planted pines. Valley Creek runs the whole eastern boundary of the tract. Property has been managed for years by burning the pines for the turkeys and extensive feed program to give the wildlife the nutrition they need. This property has paved road frontage with power, county water and high speed internet at the road. Also excellent cell service. Makes for a perfect property to build a cabin on. To see this beautiful property me a call.



## ACREAGE BREAKDOWN

50+/- Acres of Mature Hardwood

50+/- Acres of Planted Pines

## ADDRESS

Valley Grande, AL 36701

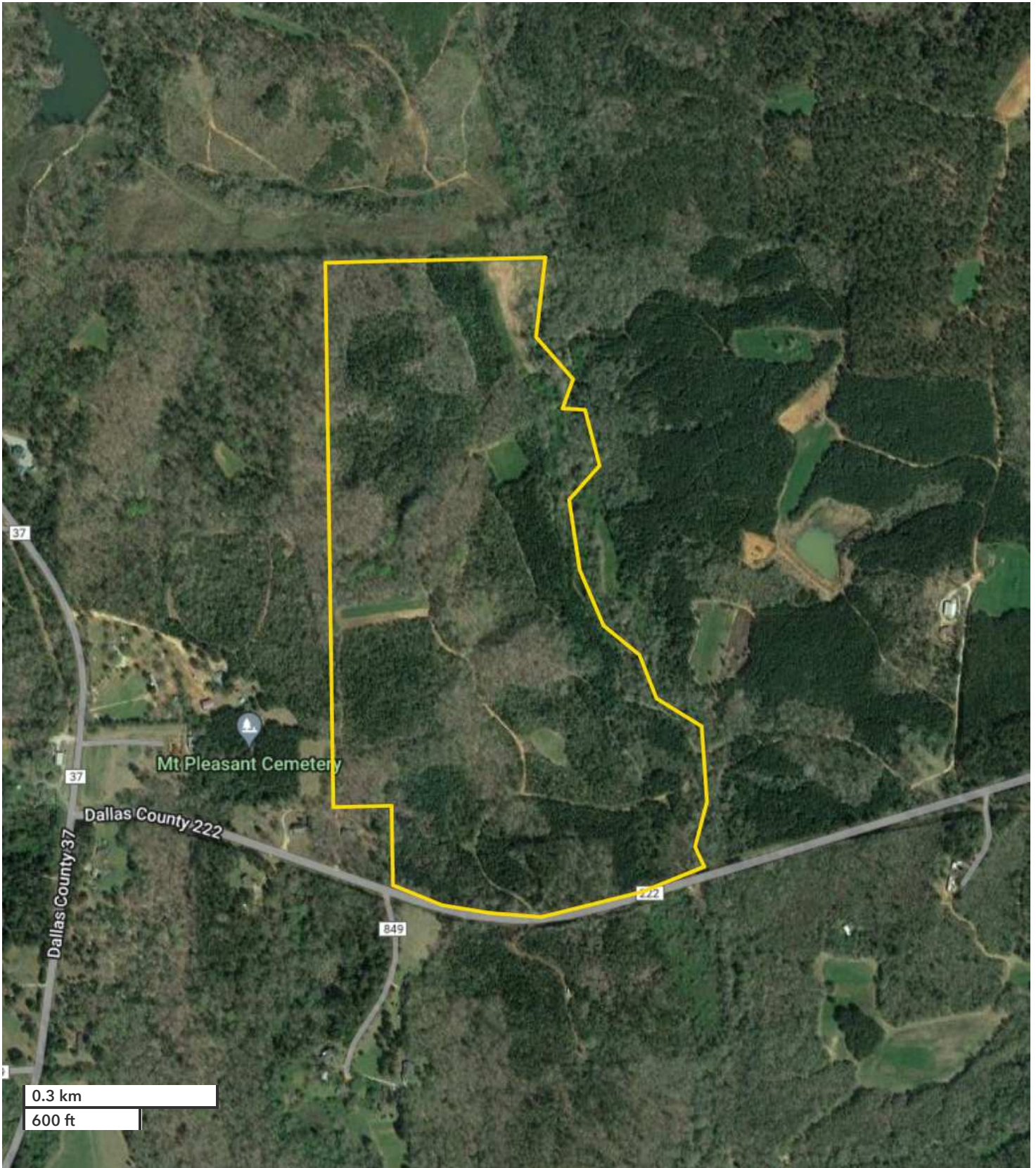
## LOCATION

Located off of Cd Rd 222

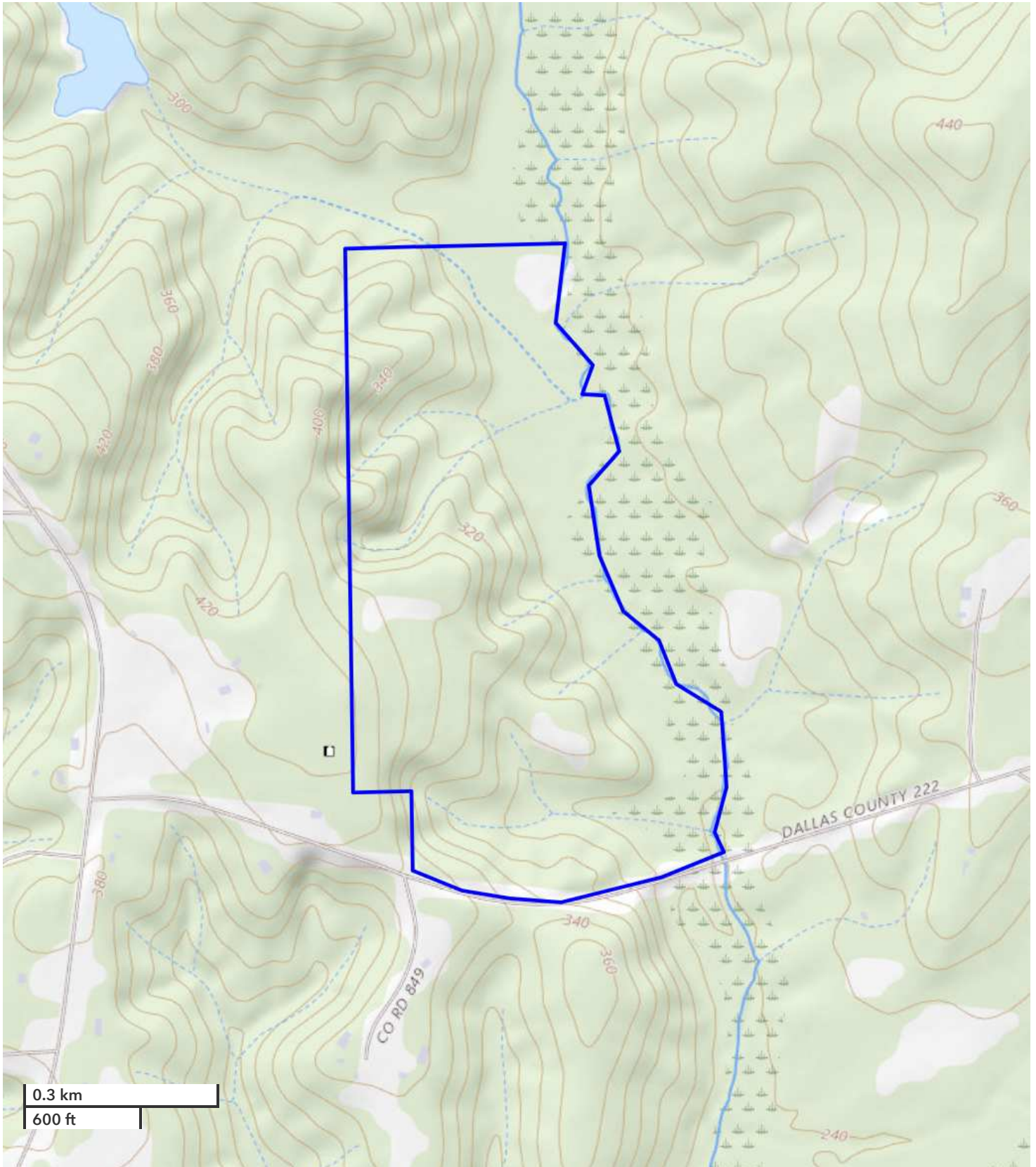
## PROPERTY HIGHLIGHTS

- Hardwood Timber
- Deer Hunting
- Pines ready to be thinned
- Turkey Hunting
- Beautiful Year Road Creek
- Green Fields
- Excellent Soil
- Dallas County Alabama

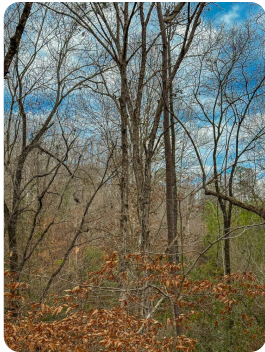
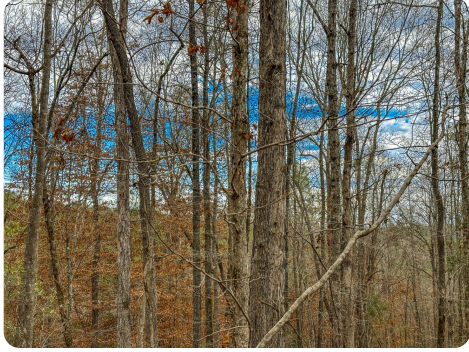




*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*



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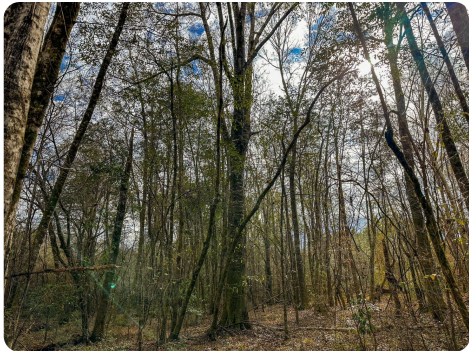
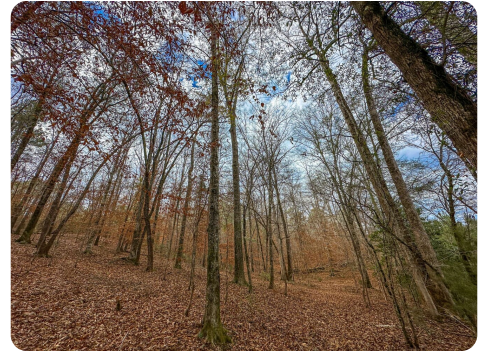
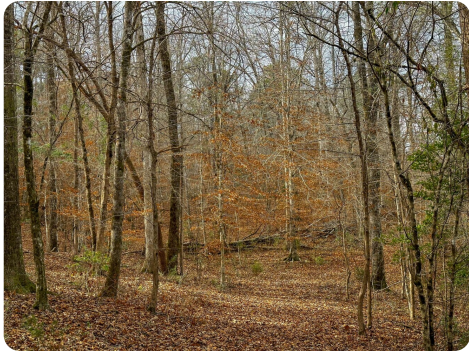
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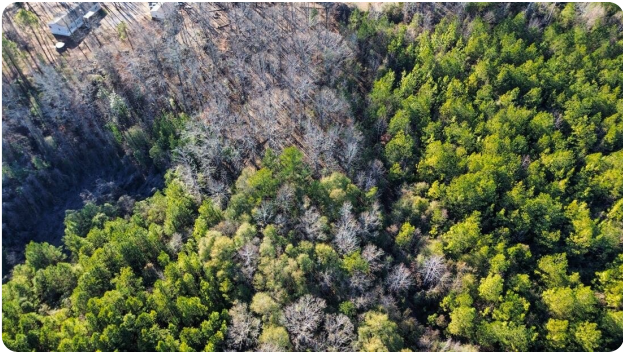
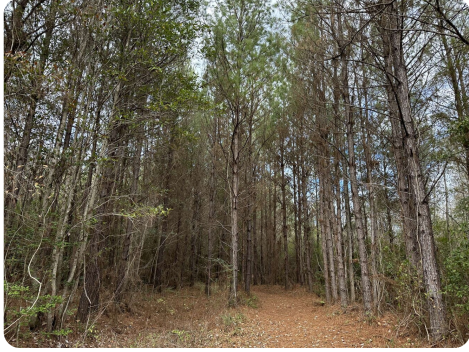
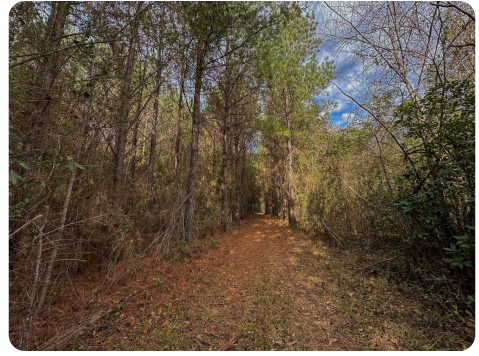
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**REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)**

**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.**