



Buddy Vines Camp Waterfront Lots

0.85 +/- Acres | Jefferson County, AL | \$85,000



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PROPERTY SUMMARY

With roughly 100 feet of frontage on the Locust Fork, just around the bend from the main body of Bankhead Lake and the Black Warrior River, and just under an acre of gently sloping topography, these lots have a ton of potential. The property is directly adjacent to Buddy Vines Camp, a tidy community of rental cabins with a nice boat launch that has been in operation and owned by the same family since 1915. The Mulberry Fork WMA provides over 35,000 acres of public hunting opportunities just a short boat or car ride away. This lot is part of a larger 6 acre parcel that can be divided into 7 waterfront lots with 100' of river frontage. Developers and investors may be interested to know that 4 additional "off-water" lots over an acre each are also available. Call today to schedule a tour of this incredible opportunity.



ACREAGE BREAKDOWN

0.85 acres of mature hardwoods with 100' water front

ADDRESS

95 Nelems Road
Bessemer, AL 35023

LOCATION

Call for directions.

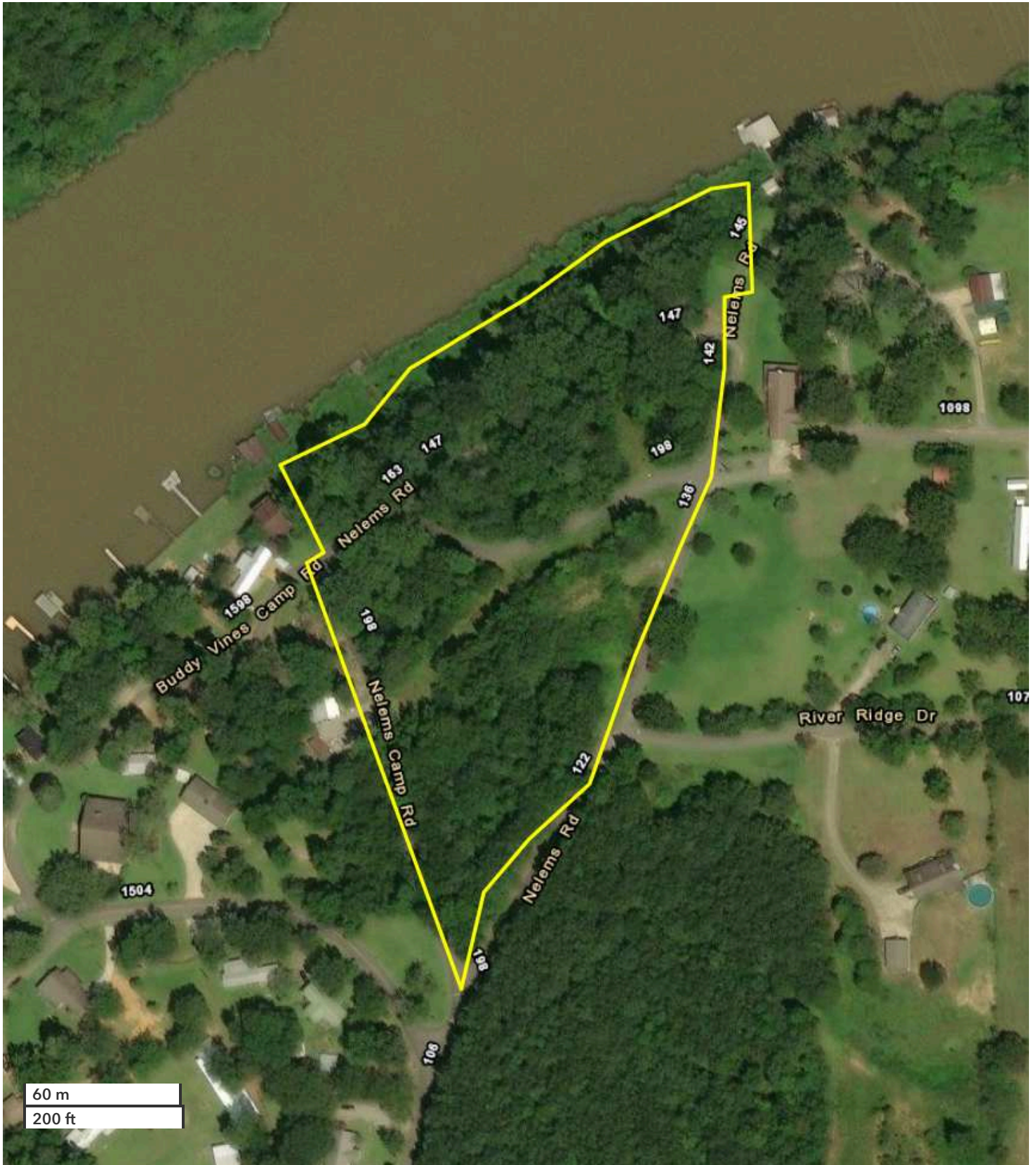
PROPERTY HIGHLIGHTS

- 100' of frontage on the Locust Fork
- Directly adjacent to Buddy Vines Camp, "the nicest launch on the river"
- Oak Grove Schools
- Water and Power on site
- Additional property available
- 26 miles from Downtown Birmingham

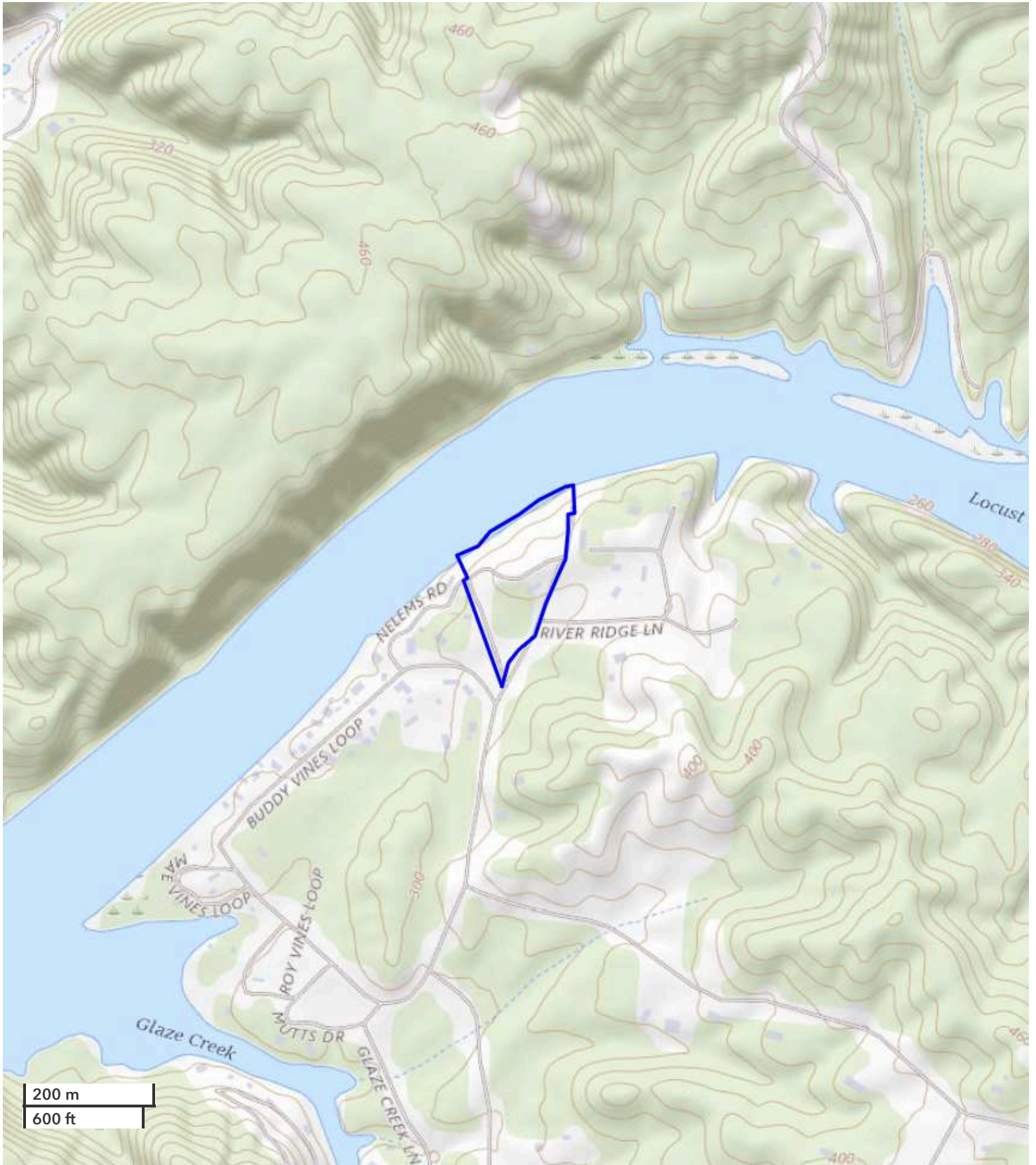


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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**