



Centreville Timberland Properties

520 +/- Acres | Bibb County, AL | \$1,364,200



National Land Realty
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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

This is a great timberland investment opportunity in the heart of timber-producing country in Central Alabama. This sale is comprised of 7 different tracts of land located in the vicinity of Centreville, Alabama. The property has been actively managed for timber production for 30 years, with most of the property being converted to high-quality pine plantations. Within the loblolly pine plantations, all seedlings planted have been 2nd & 3rd generation improved stock. The planting sites have been prepared through high-quality herbicide applications, resulting in significant growth gains now being realized in the older timber stands.

The second aspect of this property that contributes to a solid timberland investment is the timber markets. The markets in this area are strong with multiple chip mills and paper mills in the region for the utilization of pine pulpwood and numerous pine sawmills available to compete for the pine chip-n-saw and sawtimber products.

The final factor to consider would be the opportunity for a solid hunting lease program in Central Alabama. These tracts have been leased for hunting for ma



ACREAGE BREAKDOWN

520+/- Acres:

PLANTED PINE

- 1995 loblolly 144ac unthinned
- 1999 loblolly 40ac thinned 2016
- 1999 longleaf 79ac unthinned
- 1999 loblolly 39ac thinned 2018
- 2000 loblolly 46ac thinned 2015
- 2000 loblolly 40ac thinned 2016
- 2015 loblolly 114ac pre-
merchantable

NATURAL PINE

- 1997 loblolly/longleaf 18ac
unthinned

ADDRESS

Centreville, AL 35042

LOCATION

Bibb & Tuscaloosa Counties, AL.
Contact us for property location
details.

PROPERTY HIGHLIGHTS

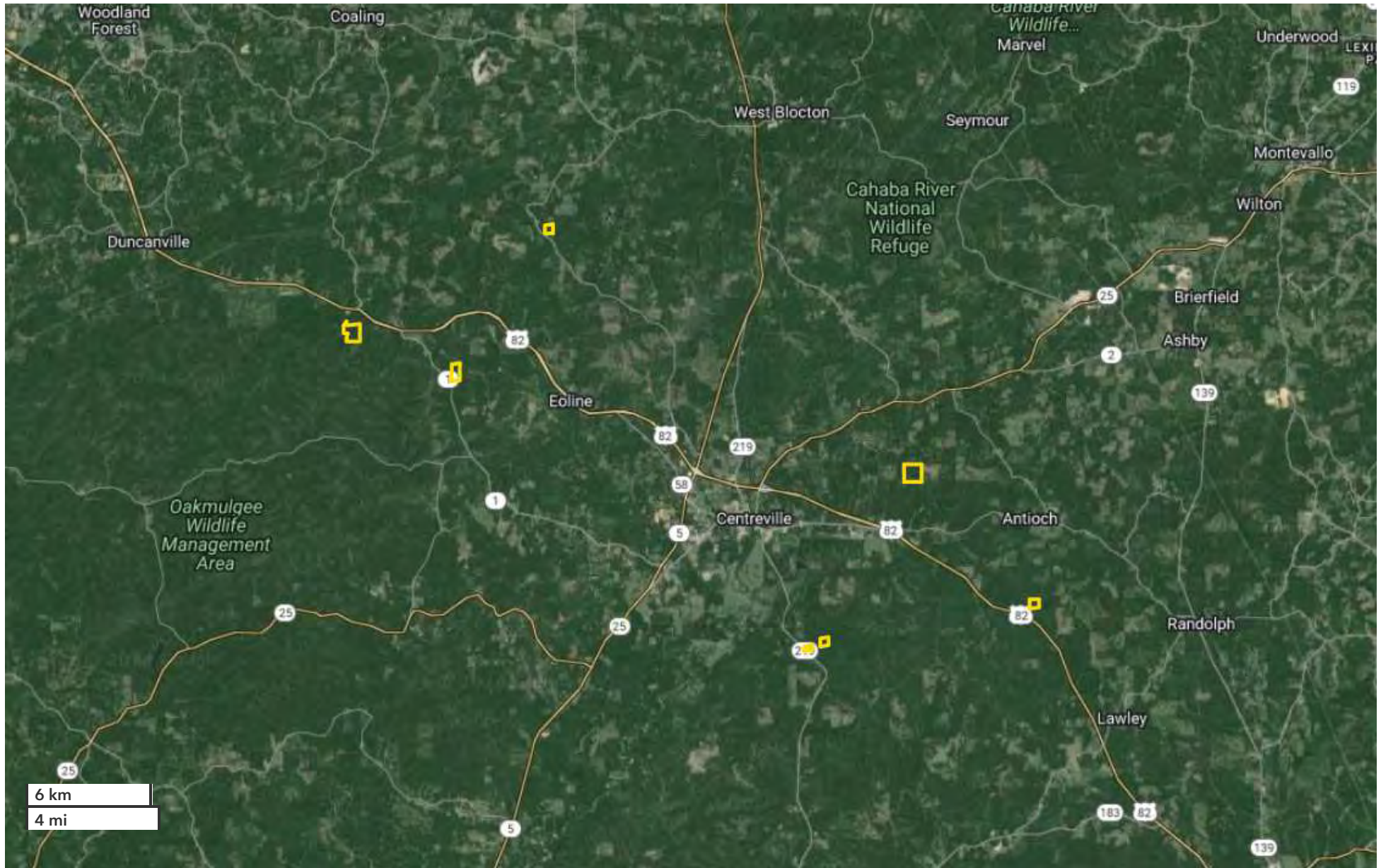
- Timber
- Hunting
- Investment Opportunity





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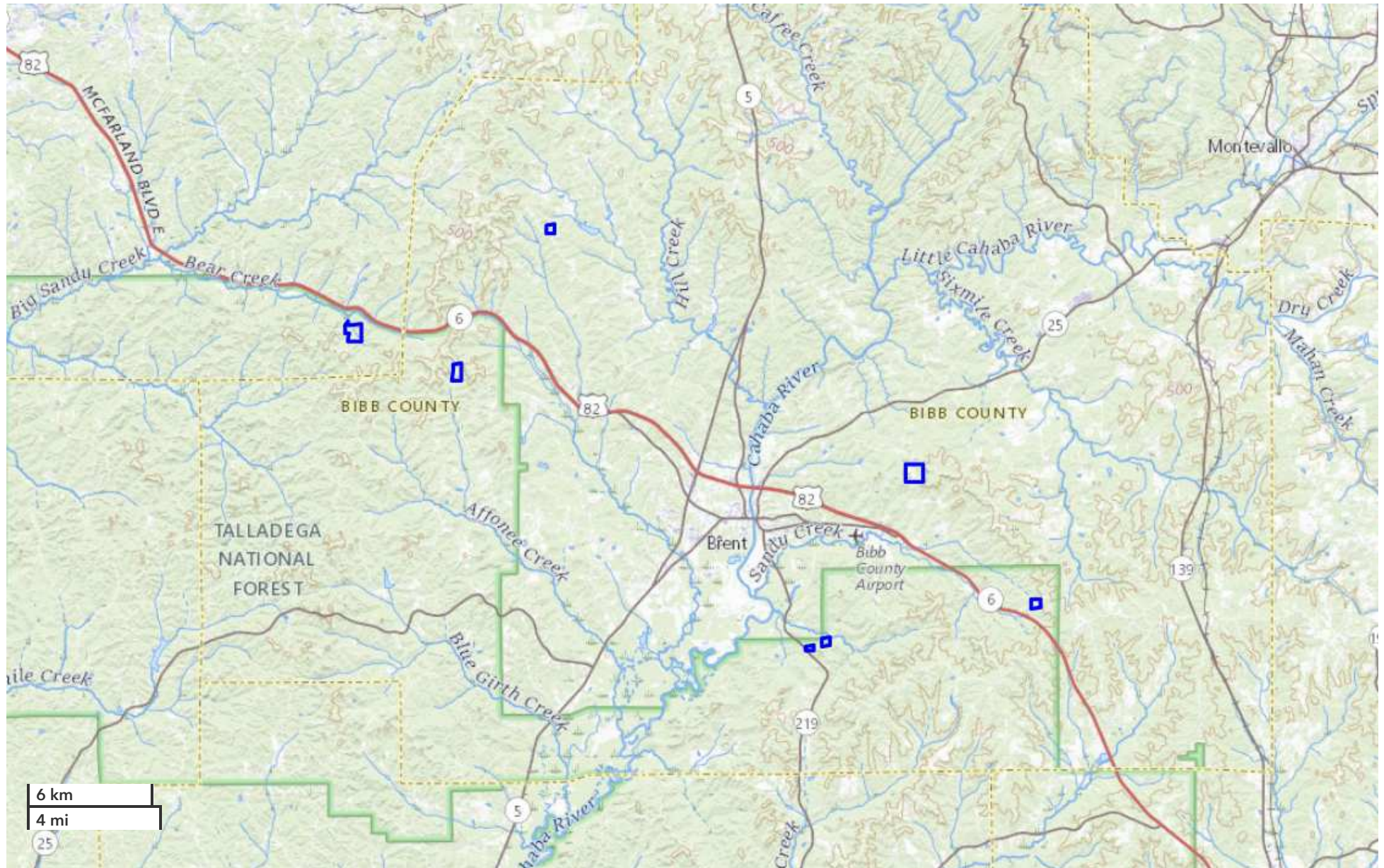


All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**