



Sprott Timber Investment and Hunting Property

120 +/- Acres | Perry County, AL | \$205,000



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 120-acre investment tract has been professionally managed for years and consists of over 80 acres of 4-year old improved loblolly plantation. The property was properly sprayed, and the timber is growing well on good sandy soil. The balance of the tract is in mature natural hardwood and pine SMZ with a few steeper hillsides that were not harvested previously. A good road system provides excellent access to the property for timber management and hunting activities with an improved crossing for the wet-weather creek in the middle of the tract. The property is within minimum hauling distance of multiple mills for everything from pulpwood to sawtimber and in-between making it an ideal timber investment. There is one larger food plot on the property with plenty of room for one or two more. Call John Ross Havard at (205) 300-5007 to schedule a showing today!



ACREAGE BREAKDOWN

80 +/- acres of 4-year old loblolly plantation

39 +/- acres of mature timber and SMZ

1 +/- acre food plot

ADDRESS

0 Highway 183
Sprott, AL 36756

LOCATION

Call for directions.

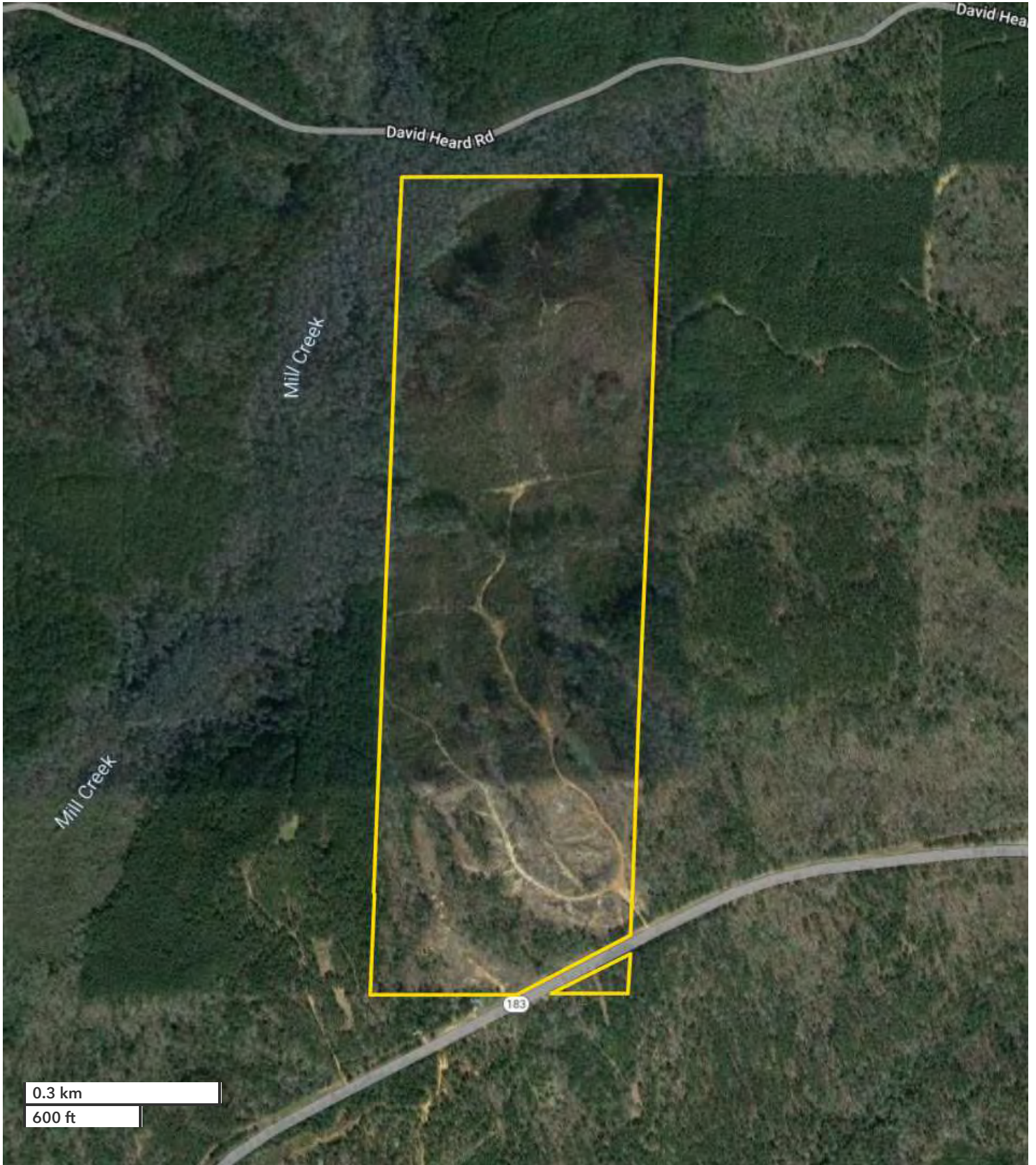
TAXES

\$341/year (2021)

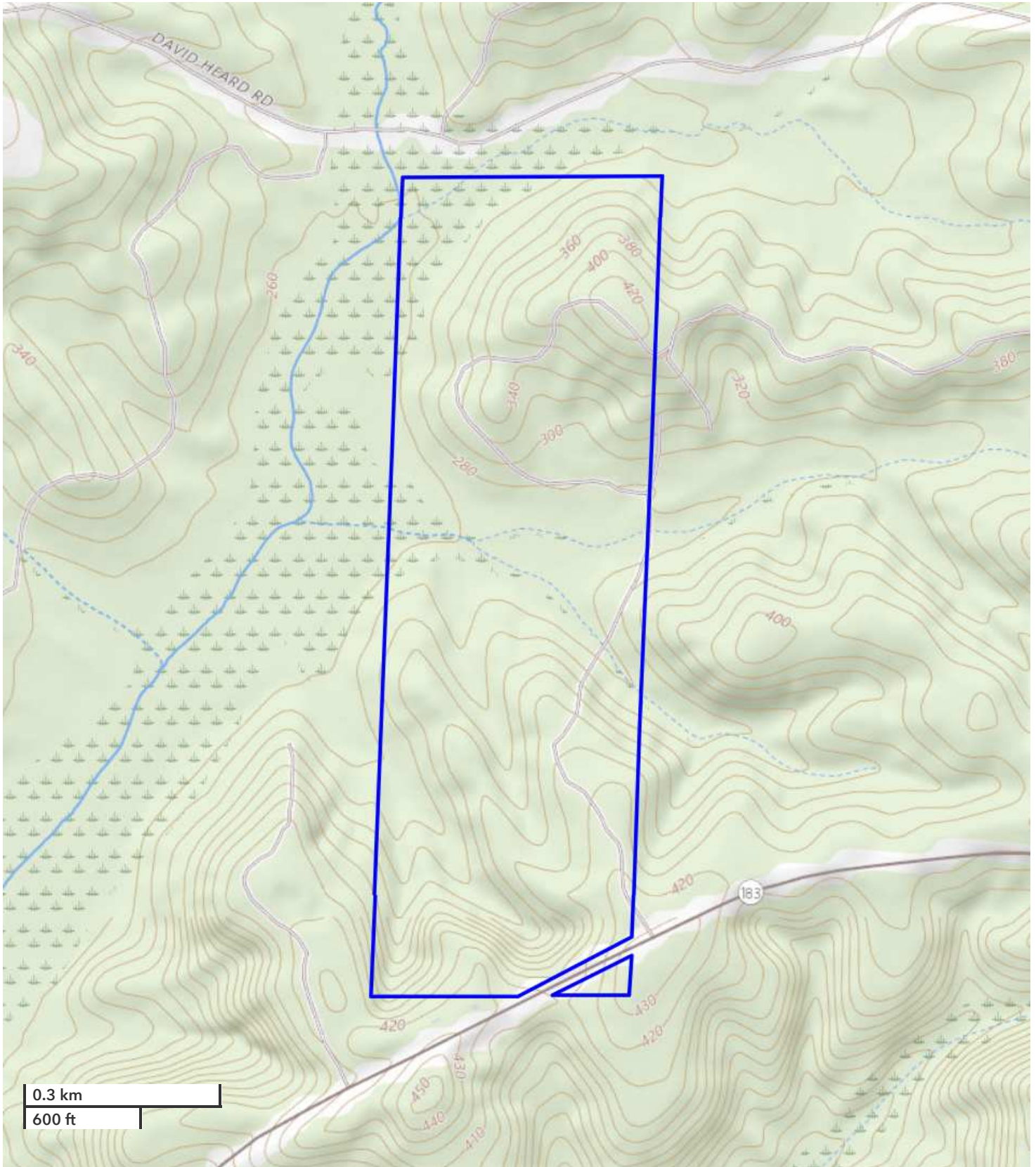
PROPERTY HIGHLIGHTS

- 4-year old improved loblolly plantation
- Good internal road system with improved creek crossing
- Existing food plot
- Close proximity to numerous timber consuming mills for all product classes
- Approximately an hour from Tuscaloosa and an hour and 20 minutes to from Birmingham





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.**