



Bullock county Recreational property

278 +/- Acres | Bullock County, AL | \$1,499,000



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 place is a great opportunity for someone who wants to own a high-fence property that has a little bit of everything. Sitting just 20 miles from Troy, this beautiful property offers tremendous hunting and fishing opportunities. As soon as you pull through the gate, you will pass right by the shop that has power, water, and a new pad already in place for a walk-in cooler along with RV or camper hookups. This property also offers two pole barns right next to the shop for convenient storing of any type of equipment you might have. Sitting along the edge of the lake, you'll find a partially furnished, 2000+/- square-foot custom-built home with high ceilings and a great entertaining space. This home offers two bedrooms, one and a half bathrooms, open concept living space, and over 300+/- square-foot of patio space overlooking the water. This lake even offers some great fishing, including largemouth bass and bluegill. As you're driving through the rolling hills of this property, you will find over 7 miles of trails to ride around on, and even more room to grow. The hunting on this property is fantastic, given it h



ACREAGE BREAKDOWN

Timber 250 acres, 27 acres of open ground and ponds

ADDRESS

10409 Bullock county road 7
Troy, AL 36089

TAXES

\$332/year (2021)

LOCATION

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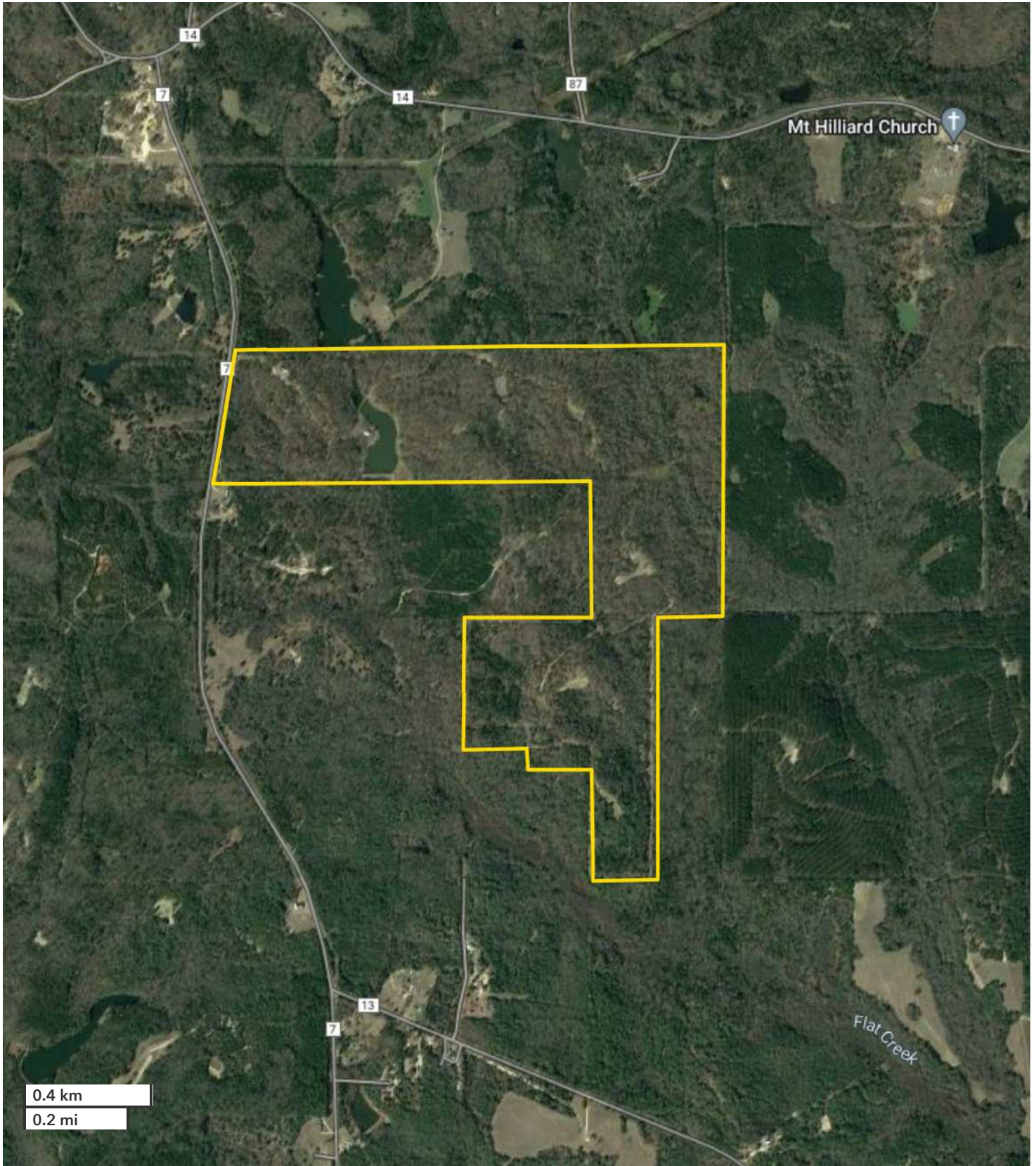
PROPERTY HIGHLIGHTS

- 4 new Banks shooting house, 2 sportsmans condos, 3 wooden shooting houses
- 13 feeders in total
- 5 RV hook ups (30 amp & 50 amp)
- 6 tree stands
- 1200 +/- sqft equipment barn with power and water
- Poll barns - 30X23 - 26X38 -32X48
- 2 shipping containers for storage
- 8 food plots with shooting houses on each
- Some furnishings will go with home
- 20 miles from Troy, AL
- 21 miles from Union Springs, AL
- 41 miles from Montgomery, AL
- 55 miles from Auburn, AL
- 128 miles from Birmingham, AL

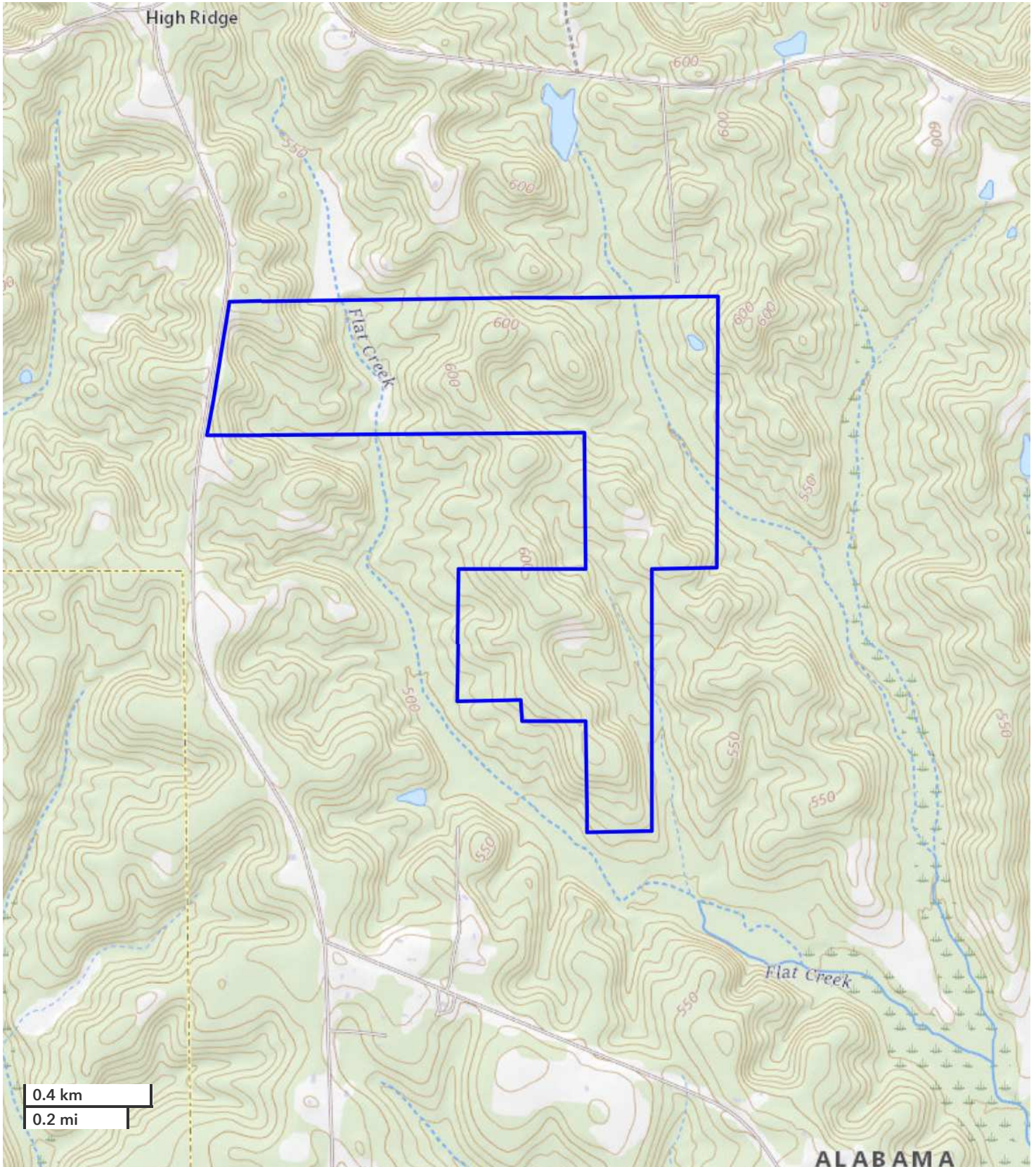


[nationalland.com/listing/bullock-county-recreational-property](https://www.nationalland.com/listing/bullock-county-recreational-property)





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.**