



Aliceville Turn-Key Recreational & Hunting Tract

217 +/- Acres | Pickens County, AL | \$749,000



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
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PROPERTY SUMMARY

A turnkey recreation and hunting property located just three miles from downtown Aliceville and less than 45 minutes from Tuscaloosa. This property has it all. Upon entry, the all-weather aggregate-topped driveway snakes around to a camp out of site from the public road. The camp is all-inclusive and set up with two 5th wheel campers in immaculate condition and housed under metal carports with water & power hook-ups, a 30' X 40' insulated shop with concrete floor, a utility shed, a dog kennel, and an outdoor lounge area. The general area has always been known for its excellent hunting, and this tract is no different. The owners have worked very hard in maximizing the potential with select harvesting and getting the buck-to-doe ratios in order. The proof is in the pictures! Year-round creek, mature hardwoods, miles of UTV/ATV trails, and food plots.



ACREAGE BREAKDOWN

217+/- acres

ADDRESS

0 Sapps Road
Aliceville, AL 35442

TAXES

\$883/year (2022)

LOCATION

From Northport: Travel west on HWY 82 for 16 miles and turn left onto AL-86 (towards Carrollton). Drive 18 miles and turn left onto Sapps Rd. Drive 3.8 miles. The entrance to the property is on your left.

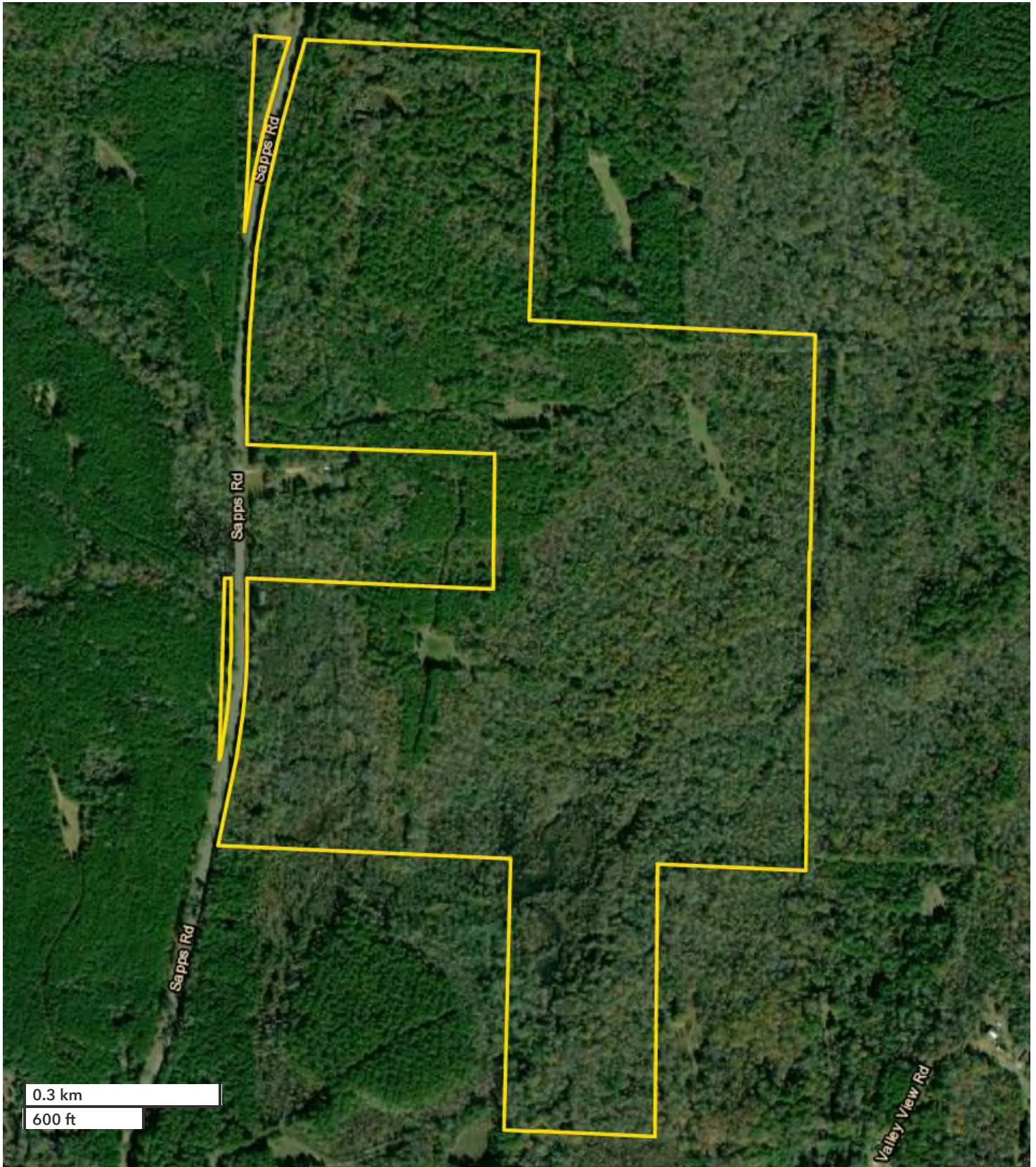
PROPERTY HIGHLIGHTS

- Turnkey Hunting Tract
- Two 5th Wheel Campers (Immaculate Condition)
- 30' X 40' Insulated Shop w/ Concrete Floor
- Underground Power & Water On Site
- World Class Hunting w/ Excellent Buck-to-Doe Ratios
- Creek
- Hardwood & Pine Timber
- Miles of Road/Trails

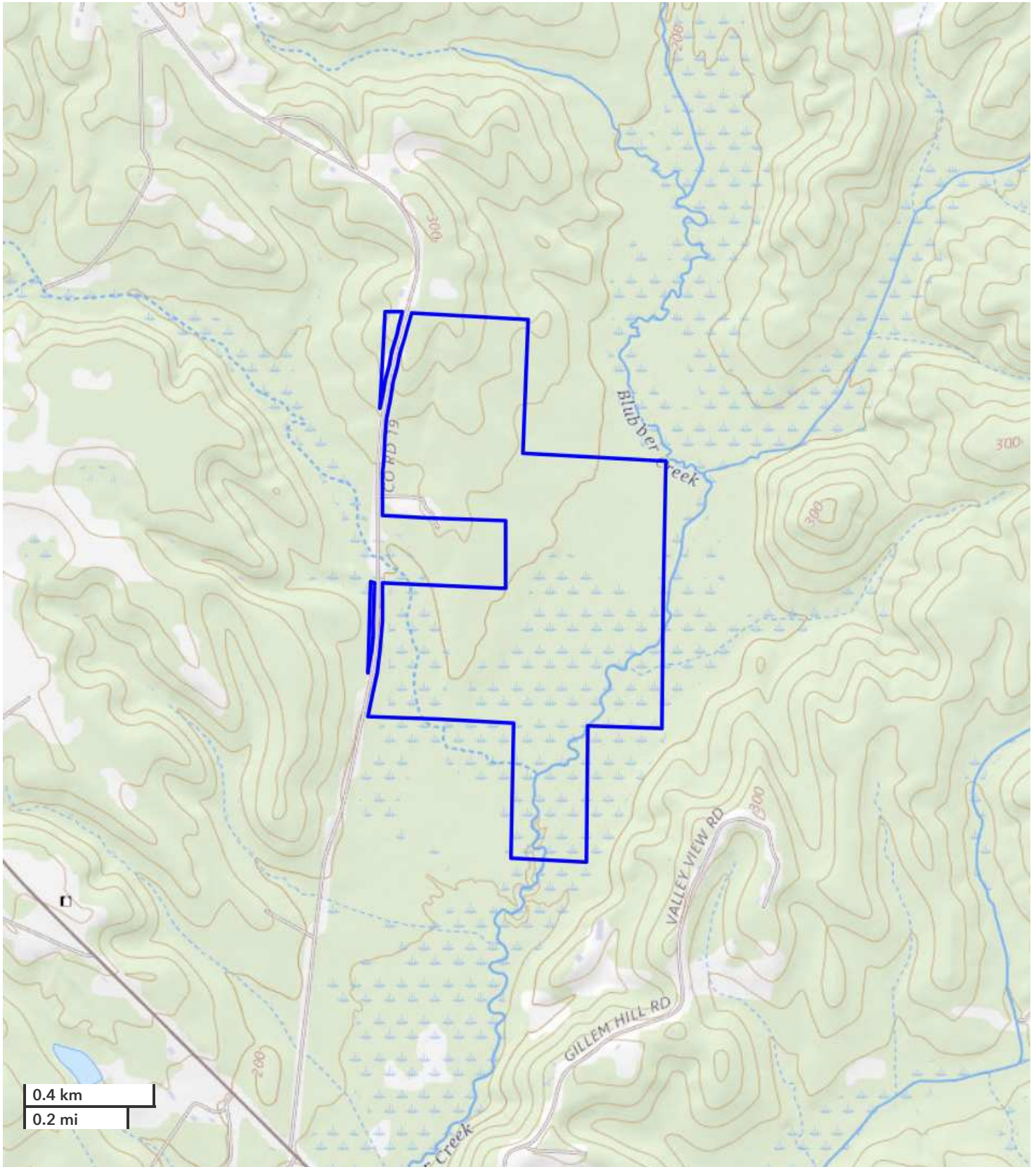


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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**