



Dadeville Buck Creek

204.79 +/- Acres | Tallapoosa County, AL | \$1,650,000



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com



Graham Tayloe
Office: 205-343-2110
Cell: 205-908-3440
Fax: 205-343-2144
Gtaylor@nationalland.com

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

In the enchanting countryside of Dadeville, nestled in the heart of Tallapoosa County, Alabama, lies a breathtaking farmhouse that beckons to those seeking a retreat amidst unrivaled beauty. Mere minutes away from the pristine shores of the renowned Lake Martin, this architectural masterpiece spans across 2,800 square feet, boasting an additional 1,000 square feet of heated and cooled garage space, meticulously insulated to ensure utmost comfort for its inhabitants. Inspired by Italian and Spanish design, the house boasts a timeless elegance. Stepping inside, your eyes are greeted by the allure of old heart pine, salvaged from the legendary Meritas Mill in Columbus, Georgia. The master bedroom, adorned with the warmth of heart pine floors, exudes an undeniable sense of tranquility. The den, graced with red oak floors, invites you to relax in its welcoming embrace. Constructed with reinforced concrete walls, eight inches thick and fortified with interior foam insulation, this remarkable gem stands as a testament to endurance and craftsmanship. The bricks adorning its exterior were meticulously hand-picked from the remnants of the mill, leaving the walls with a rich history and story to tell. Within the heart of the property lies a 15-acre spring-fed lake, teeming with smallmouth bass. A rare and treasured sight, this tranquil oasis serves as a sanctuary for both mind and soul. The surrounding 200 acres, lined with longleaf and hardwood timber, beckon explorers to immerse themselves in the charm of nature's embrace. A haven like no other, this home stands poised to welcome the discerning few who seek the epitome of Southern living.



ACREAGE BREAKDOWN

204.79 +/- Acres

ADDRESS

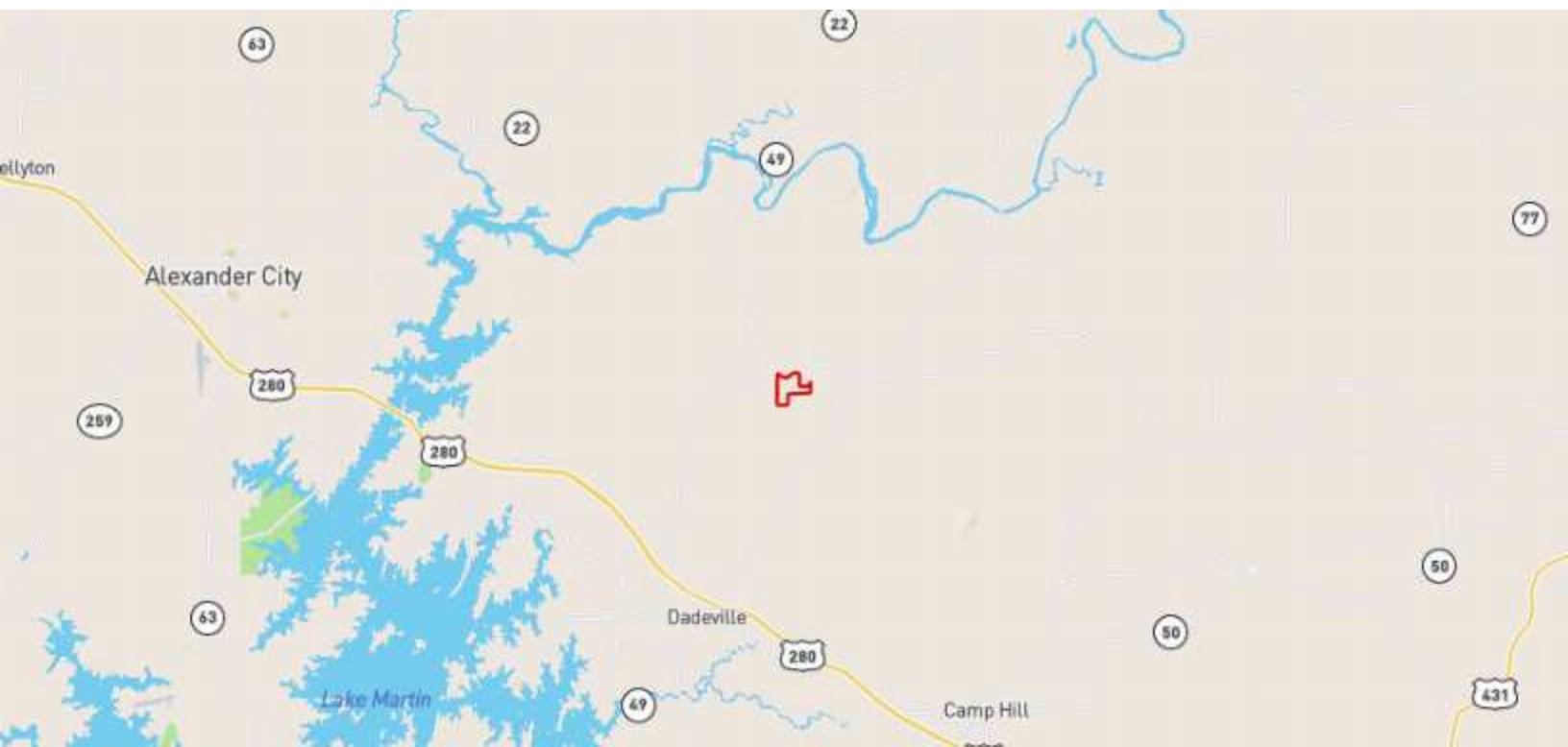
Concord Road
Dadeville, AL 36853

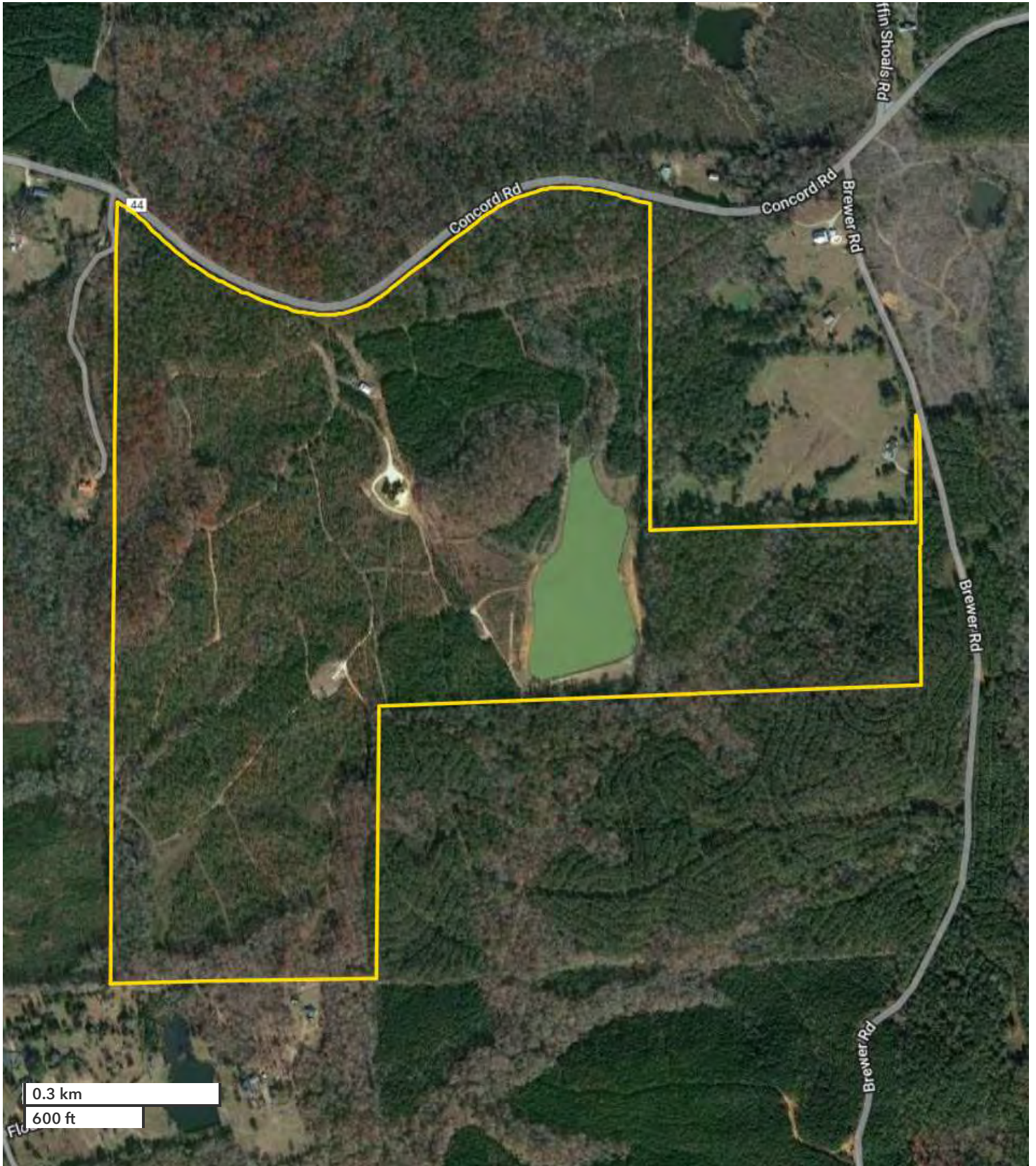
LOCATION

Contact us for property location details.

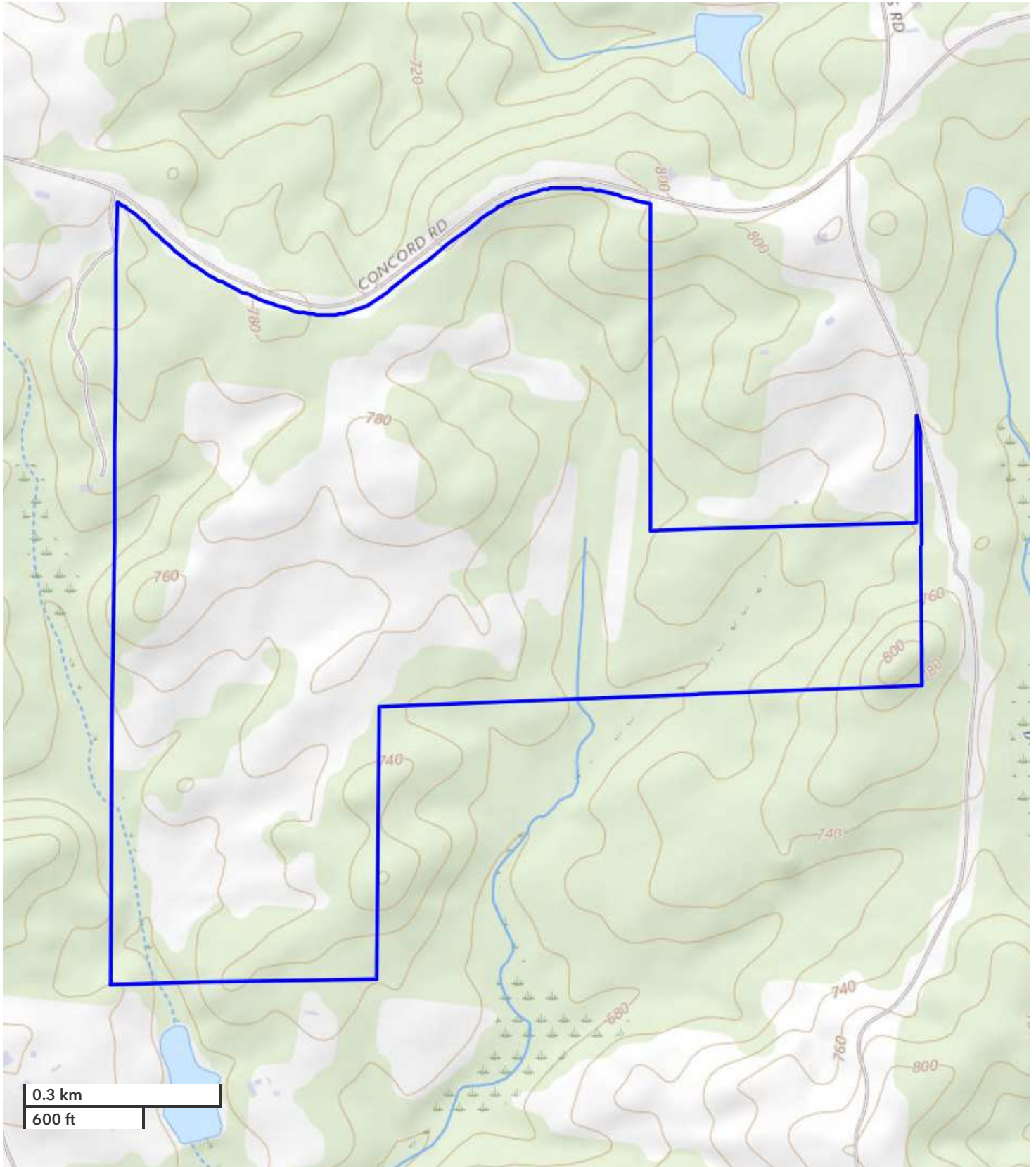
PROPERTY HIGHLIGHTS

- 2,800 SQFT Farmhouse
- 1,000 SQFT Heated & Cooled Garage Space
- 15-Acre Spring-Fed Lake Stocked with Smallmouth Bass... That's Right Smallmouth, Not Largemouth! One of the Few of Its Kind in the State!
- Majestic Longleaf & Hardwood Timber
- Epitome of Southern Living





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.**