



Sterrett Recreation & Homesite

87 +/- Acres | Shelby County, AL | \$425,000



National Land Realty
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com



Gabe Goodson
Office: 205-438-6733
Cell: 205-365-8388
Fax: 864-331-1610
Ggoodson@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

Sterrett Recreation & Homesite consists of 87 +/- acres and is located just 7 miles off of Hwy 280 and only 35 minutes to The Summit in Birmingham. This tract has a diverse makeup, including beautiful hardwood bottoms along the year-round creek. The property has rolling topography, giving it multiple home sites with a wide variety of views along the creek and mountain side. This tract holds an abundance of game, and serves as a great habitat for deer and turkey. Two sections of this property have been timbered with mature trees left in the areas that were cut. This opens the property up and gives it potential for natural regeneration for wildlife, planted back into pines, or established into pastureland for livestock or horses. The property is easily navigated by its interior road system, underground power is already established, and water is available at the road. For more information call Gabe Goodson (205) 365-8388.

This property is shown by appointment only, proof of funds is required for all showings. There is an active lease on the property, do not enter property without permission from listing agent.



ACREAGE BREAKDOWN

87 +/- acres

ADDRESS

47616 HIGHWAY 25
Sterrett, AL 35147

LOCATION

From Birmingham, turn left off
280 onto Hwy 55. Right on Hwy
25 and the property is on the left
just before the small lake.

PROPERTY HIGHLIGHTS

- Convenient to Birmingham
- Abundance of Wildlife
- Beautiful Creek
- Established Road System



nationalland.com/listing/sterrett-recreation-homesite

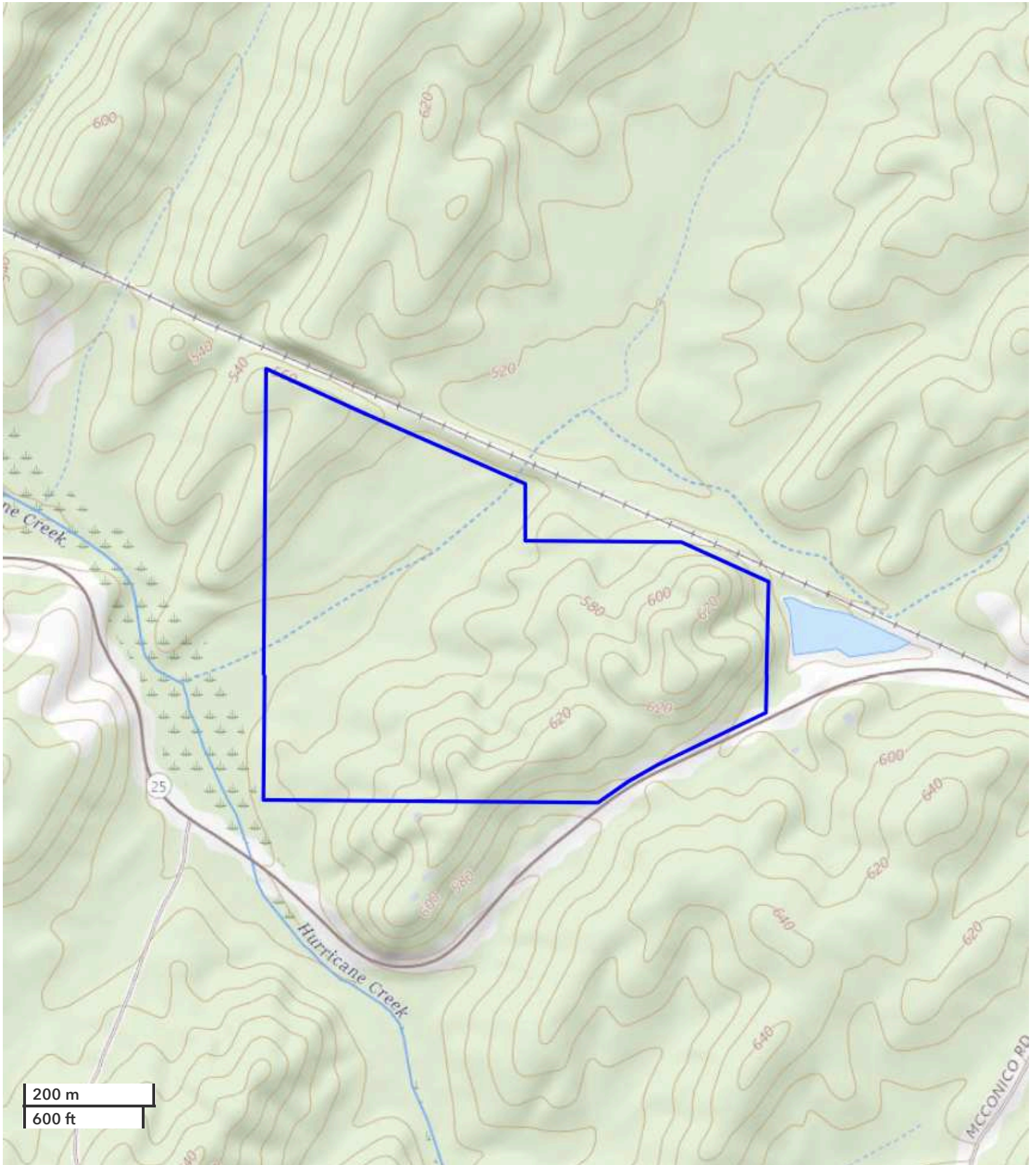




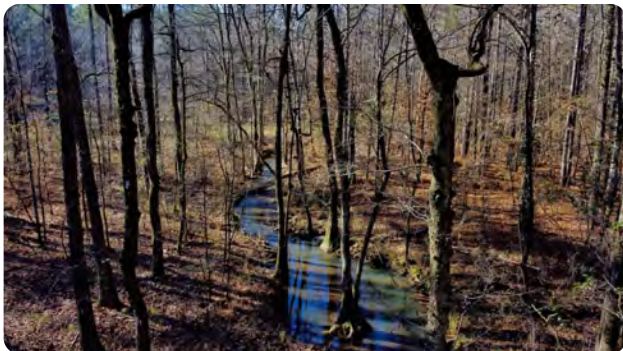
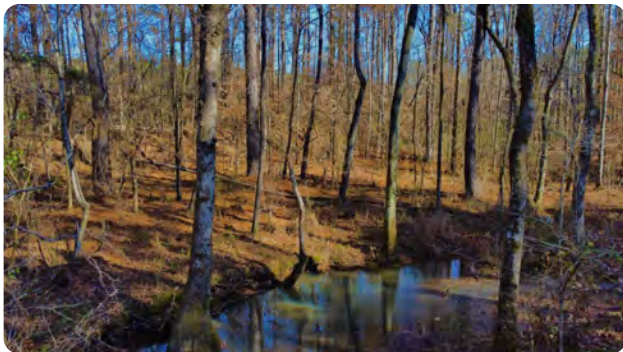
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Shelby County, AL
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All boundary lines noted in pictures, aerals or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**