



Talladega Industrial, Recreational, and Industrial Tract

147 +/- Acres | Talladega County, AL | \$955,500



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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.



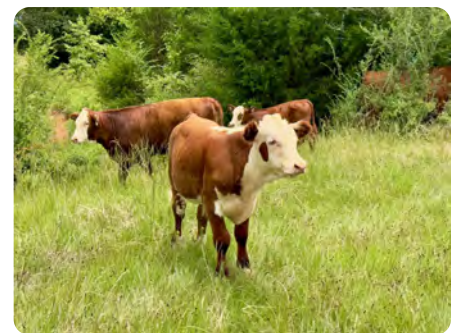
PROPERTY SUMMARY

This property is ideally suited for multiple purposes, including industrial, agricultural, or recreational usage featuring city water, sewer, and rail access!

From a commercial standpoint, the property is located only three miles from Talladega and is bordered to the west by properties that are zoned industrial and owned by Koch Foods, Precision Strip, Inc., and RK Allen Oil. to the west. The adjoining property to the south and east is comprised of row-crop agricultural ground.

The tract consists of two lakes that are 3.5+- acres and 4.5+- acres in size as well as a portion of Pond Springs Lake, which is 25+- acres in size. All three lakes are ideal water sources for cattle and also contain bass and bream. Two creeks, Pond Springs Branch and Rock Run, are also located on the property. The balance of the property consists of open ground that is fenced and currently used for pasture.

The property is centrally located only 95+- miles from Atlanta and 50+- miles from Birmingham.



ACREAGE BREAKDOWN

3 lakes totaling 12+- acres

Balance consisting of fenced pasture and timber

ADDRESS

0 Co Rd 21
Talladega, AL 35160

LOCATION

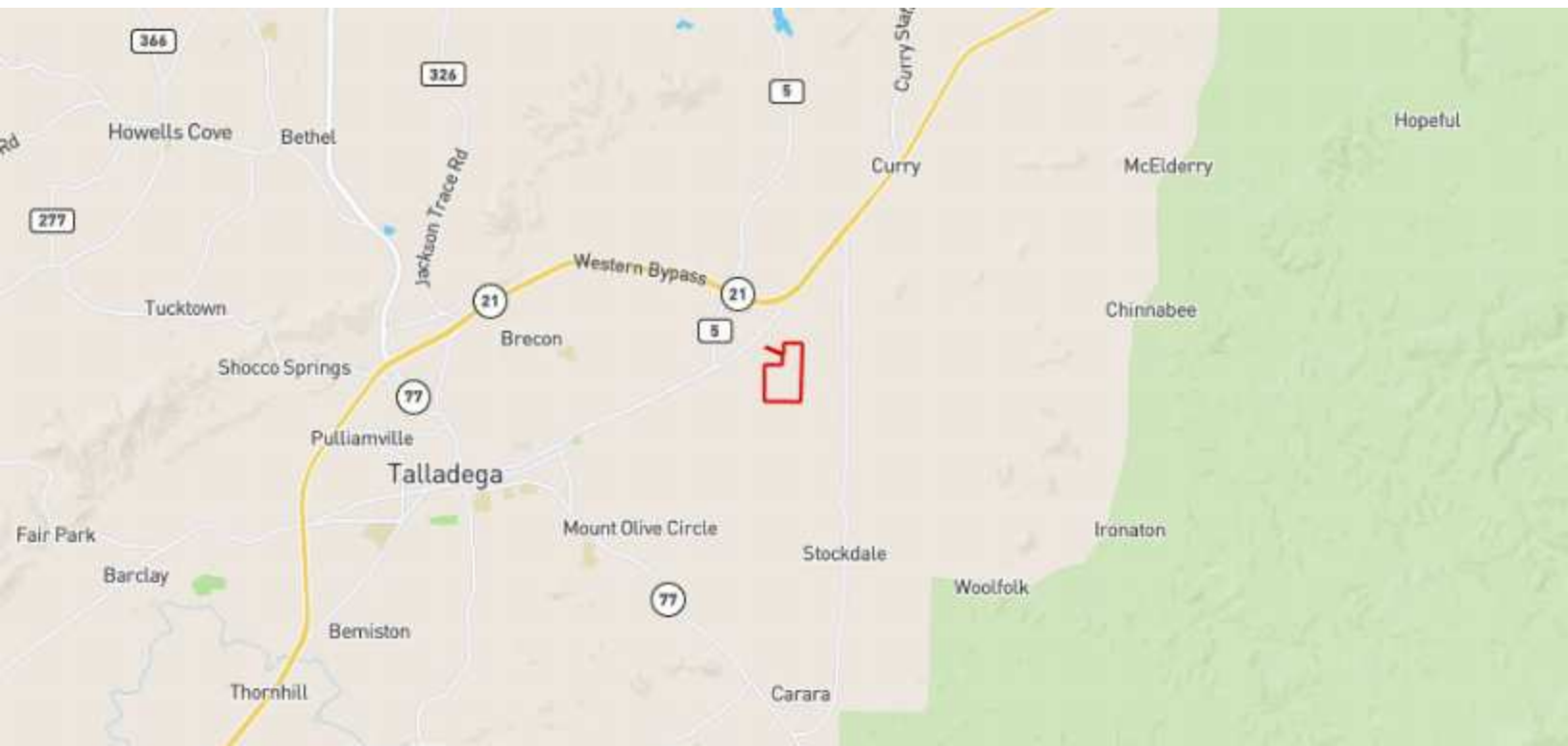
From downtown Talladega, go east on CR 21 for three miles, then turn right. See sign on left.

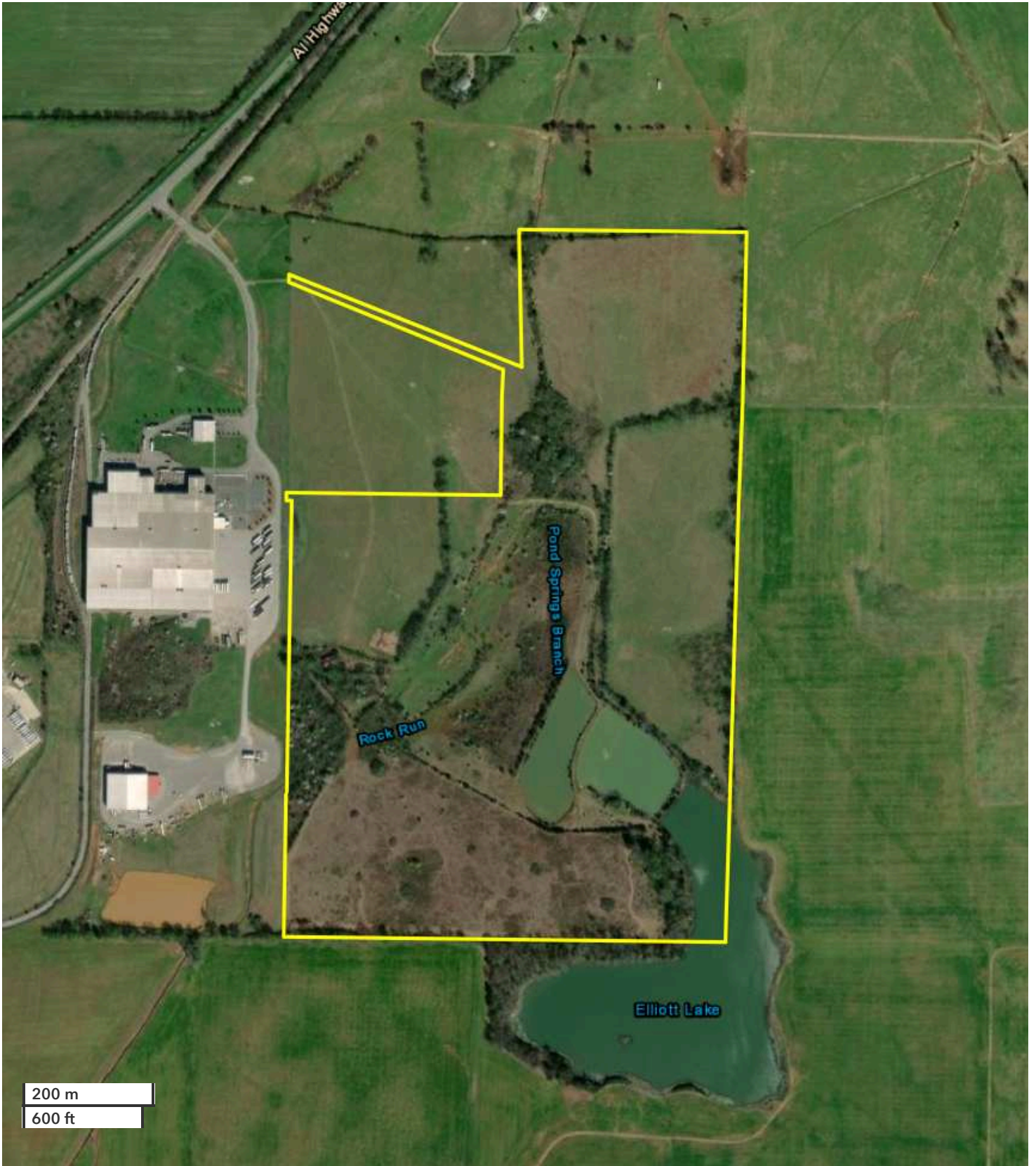
PROPERTY HIGHLIGHTS

- ideally suited for agricultural, commercial, and recreational purposes
- featuring city water, sewer, and rail access
- 3 lakes and fenced pasture
- 3 miles from Talladega, 50+- miles form Birmingham, and 95+- miles from Atlanta



nationalland.com/listing/talladega-industrial-recreational-and-industrial-tract





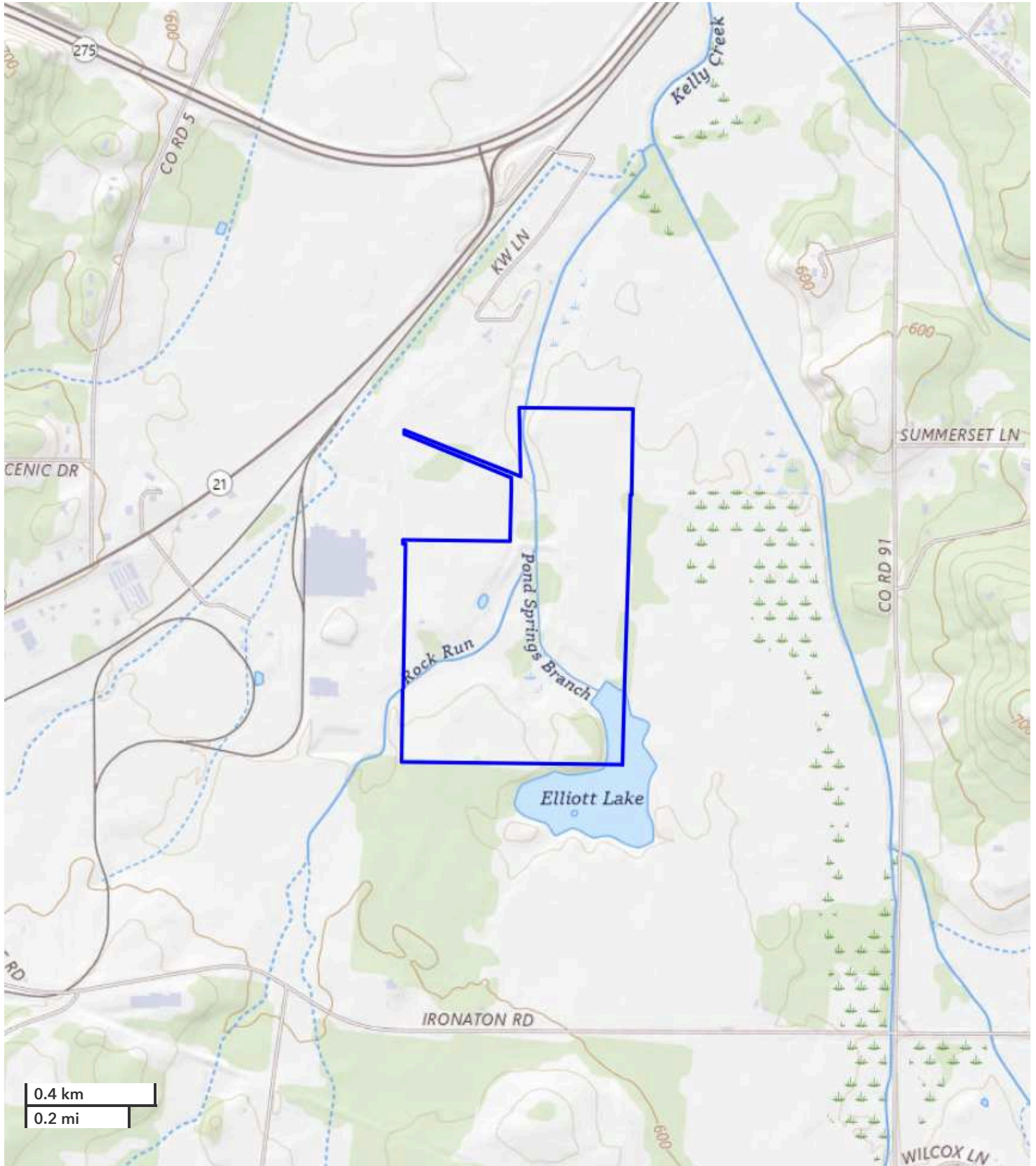
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**