



Longleaf Ridge Tract

80 +/- Acres | Shelby County, AL | \$929,900



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



John Mayhall
Office: 205-438-6733
Cell: 205-541-0740
Fax: 864-331-1610
Jmayhall@nationalland.com

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PROPERTY SUMMARY

This unique property offers 80+/- wooded acres situated in NW Shelby County. Conveniently located just 30 minutes from The Summit (intersection of I-459 & Hwy 280), and close proximity to Shoal Creek Club, Mt Laurel, and Highway 280. The rolling terrain and old growth forest are an ideal setting for a private homesite, weekend family retreat, or an excellent hunting property close to town. The varying topography provides ridge line views of Dunnavant Valley and the surrounding mountains, as well as a creek and several streams in the lower elevations. The timber and natural plant diversity are impressive and include large white oak, red oak, poplar, scattered longleaf pine, dogwood, and oakleaf hydrangea. Multiple food plots and openings have recently been established to create diversity and further enhance the habitat for wildlife. A well-maintained road system provides access to miles of trails for riding and hiking throughout the property. Utilities are located near the entrance along Mimosa Rd. Shown by appointment only.



ACREAGE BREAKDOWN

80+/- Acres of Mature
Hardwood & Pine Timber

ADDRESS

0 Mimosa Rd.
Leeds, AL 35094

LOCATION

Property entrance is located on
the South side of Mimosa Road,
1/4 mile to the east of
intersection with Hwy. 25

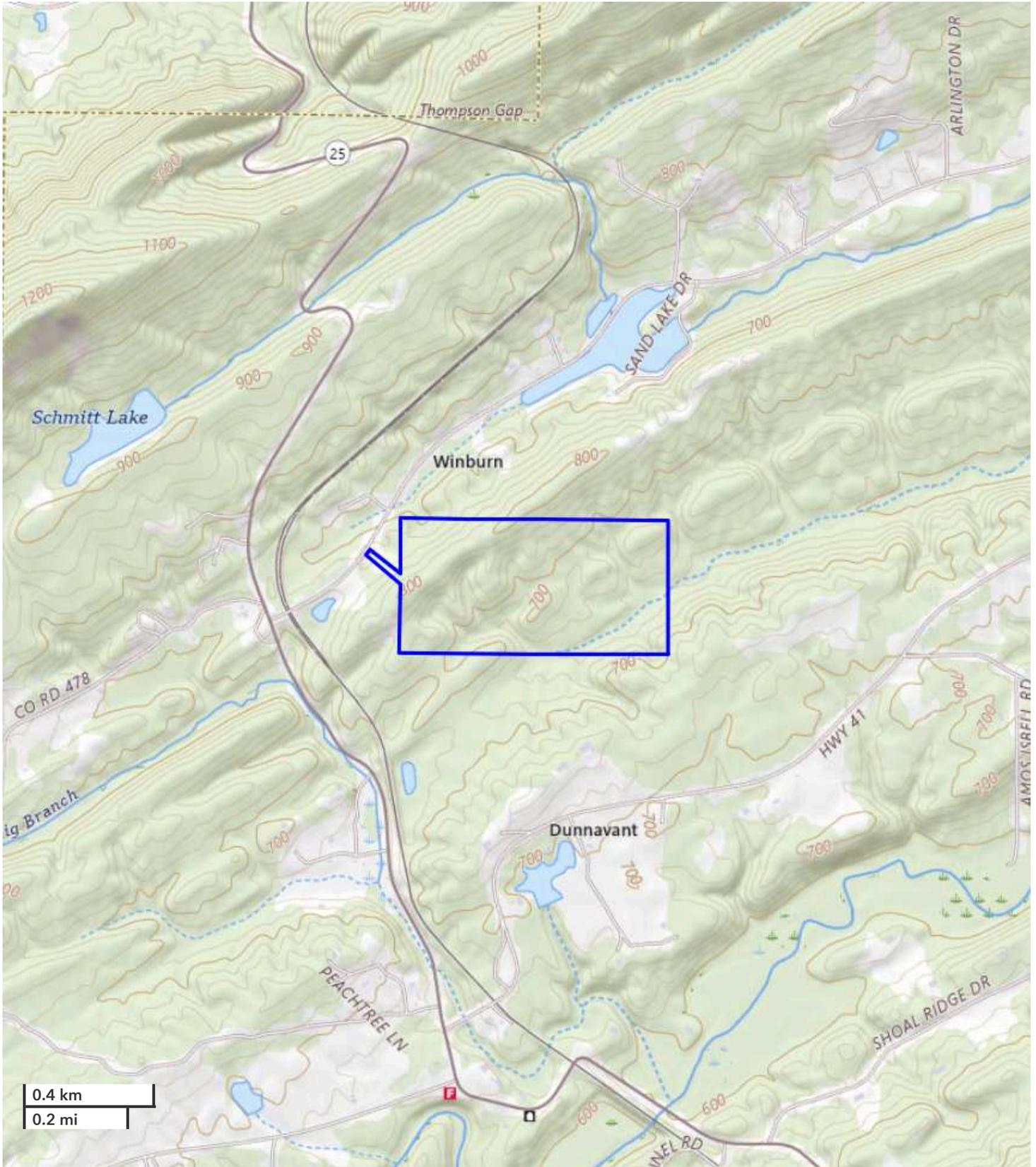
PROPERTY HIGHLIGHTS

- 80+/- acres in NW Shelby County, AL
- Only 30 minutes from The Summit (intersection of I-459 & Hwy 280)
- Great opportunity for a private homesite or weekend retreat
- Rolling terrain with ridge views of nearby Double Oak & Oak Mountain
- Beautiful mature timber and a creek
- Utilities are located roadside
- Property access is on a low traffic paved road

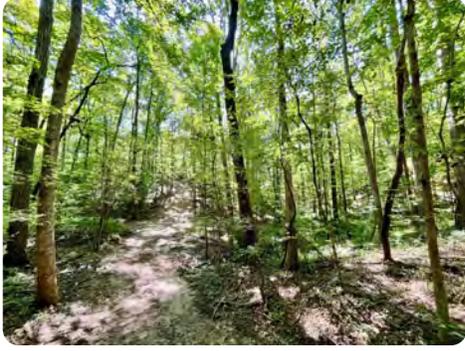




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**