



Majestic Multi-Use Property

40 +/- Acres | Madison County, AL | \$999,999



National Land Realty
309 Franklin Street
Huntsville, AL 35801
NationalLand.com



Jeremy Banks
Office: 855-384-5263
Cell: 256-278-1889
Fax: 864-331-1610
Jbanks@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

Majestic multi-use property located in Madison County! Offering a coveted combination of tremendous peace & privacy of a rural locale along with quick access to local stores & restaurants. This property has 390 ft. of road frontage with public water/sewer, electricity & fiber internet at the road. A portion is leased as farmland (lease renewal not mandatory), wooded portion with mature trees & historic 100-year-old barn. This has abundant wildlife including eagles, deer & turkeys, never had hunting stands built. Not in a flood zone. *15 minutes to Hampton Cove shopping & restaurants. *25 minutes to downtown Huntsville or Guntersville* LAND ONLY



ACREAGE BREAKDOWN

22 crops

18 wooded

ADDRESS

2070 OLD GURLEY PIKE
New Hope, AL 35760

TAXES

\$1,270/year (2024)

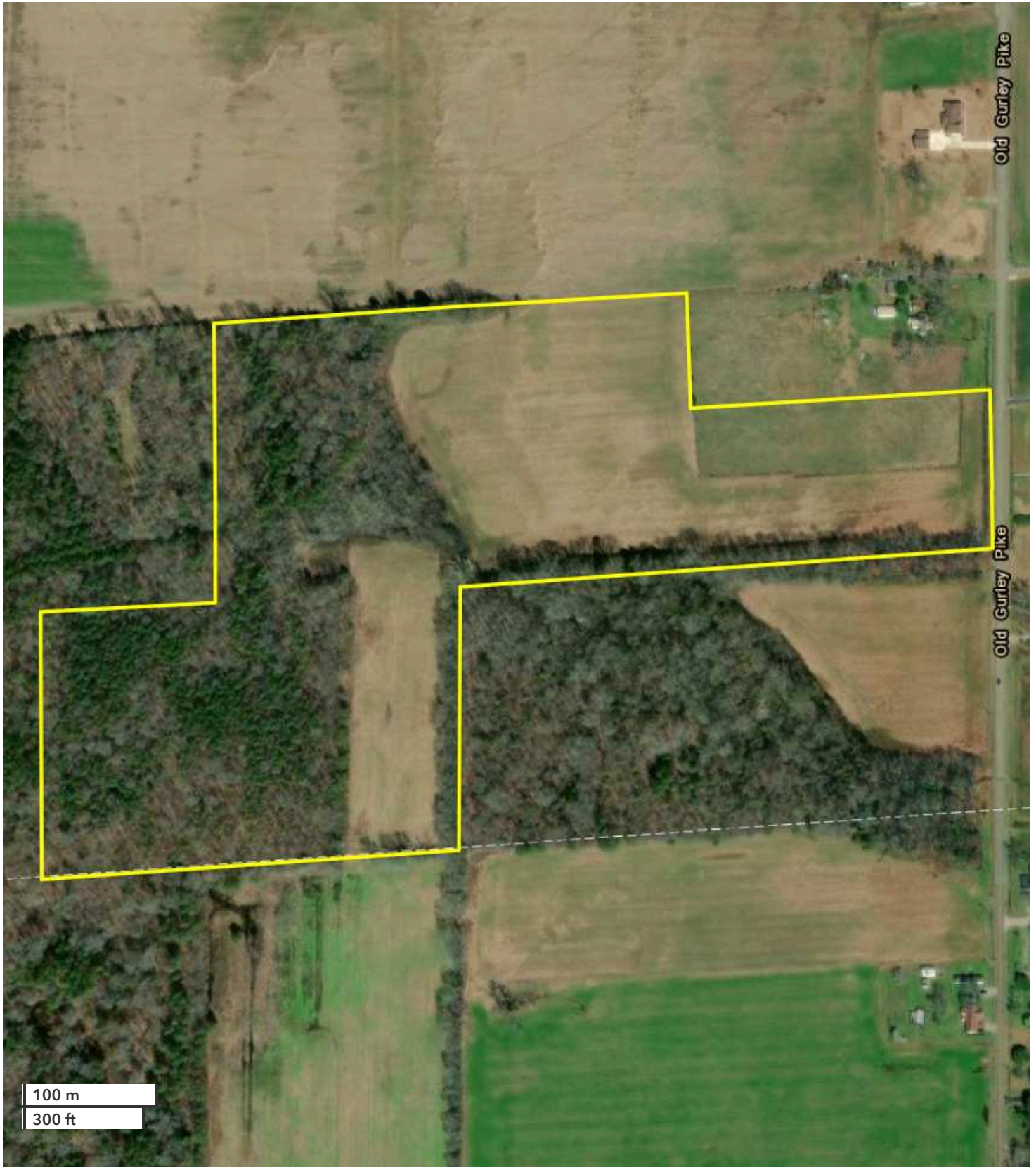
LOCATION

From downtown Hsv, travel
South on Hwy 431, turn left onto
Main Drive in New Hope, and
turn left onto Old Gurley Pike.
Property on the left.

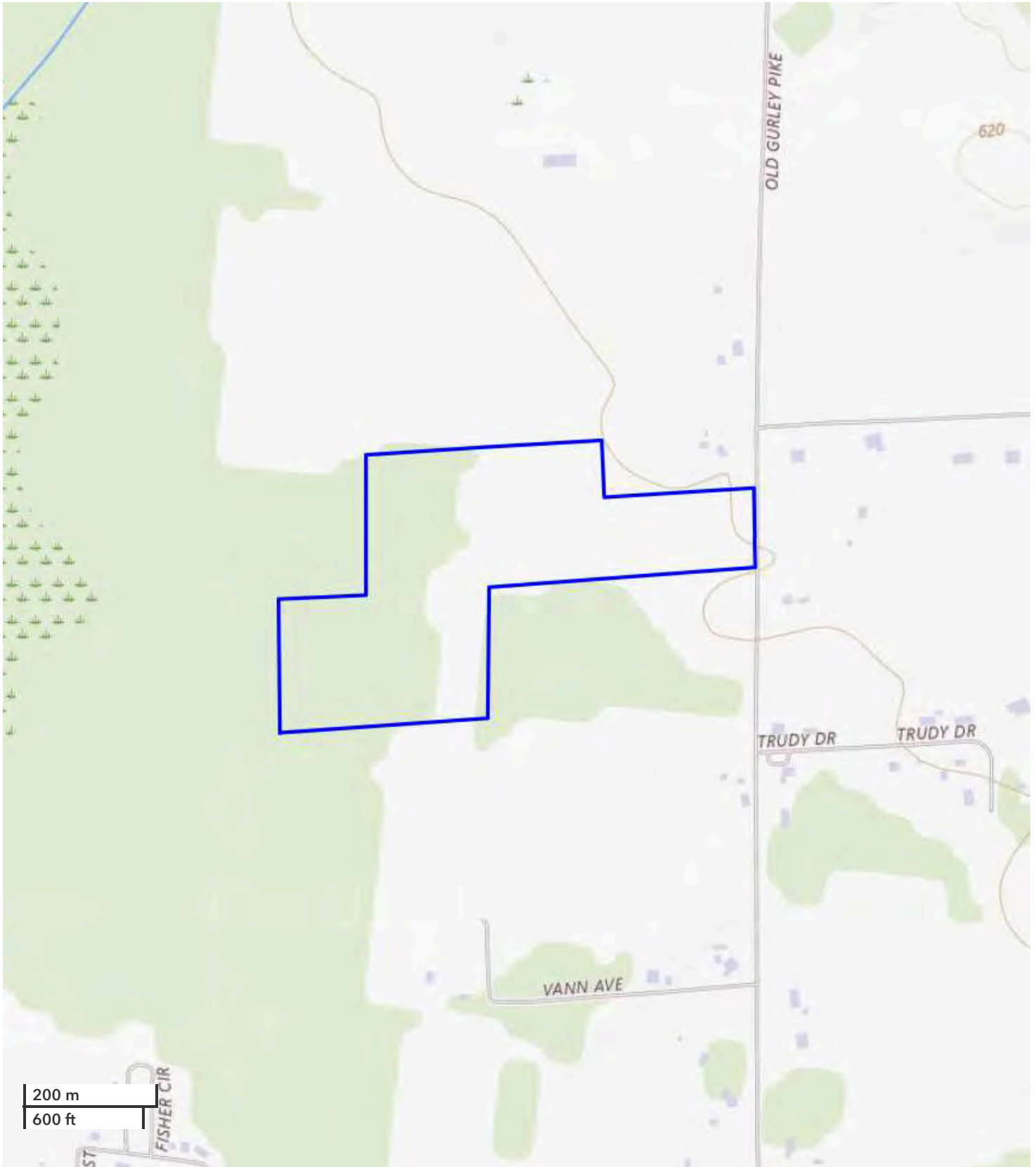
PROPERTY HIGHLIGHTS

- This property has 390 ft. of road frontage with public water/sewer, electricity & fiber internet at the road
- Income ability with crop production
- Mature trees and 100 year old barn
- Abundant deer and turkey





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



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



National Land Realty
309 Franklin Street
Huntsville, AL 35801
NationalLand.com



Jeremy Banks
Office: 855-384-5263
Cell: 256-278-1889
Fax: 864-331-1610
Jbanks@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.

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.**