



Quiet Mountain Lot

3.4 +/- Acres | Madison County, AL | \$64,500



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.
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PROPERTY SUMMARY

Nestled in a serene, natural setting, this 3.4 +/- acre non-restricted property offers a peaceful retreat from the hustle and bustle. Gently sloped and adorned with mature trees, the land provides privacy and the perfect environment for those looking to create a secluded getaway. It's an excellent spot for your dream home, a cabin, hunting retreat, or simply a quiet place to enjoy nature. Deer and turkey are abundant, making it ideal for wildlife enthusiasts.



ACREAGE BREAKDOWN

3.4 acres wooded gently sloped.

ADDRESS

327 Blowing Cave Rd
Gurley, AL 35748

TAXES

\$164/year (2024)

PROPERTY HIGHLIGHTS

- 3.4 +/- acres gently sloped ready to build on
- Private, yet conveniently accessible, located at the intersection of Blowing Cave Road and Black Hawk Road
- No restrictions so enjoy the freedom to develop or use the land as you see fit.
- This property is perfect for someone seeking a tranquil, nature-filled environment to unwind and enjoy the beauty of the outdoors.
- Some tree clearing could provide stunning views of the surrounding landscape
- Mature trees throughout, offering shade and privacy, with frequent sightings of deer and turkey
- Power available on the property

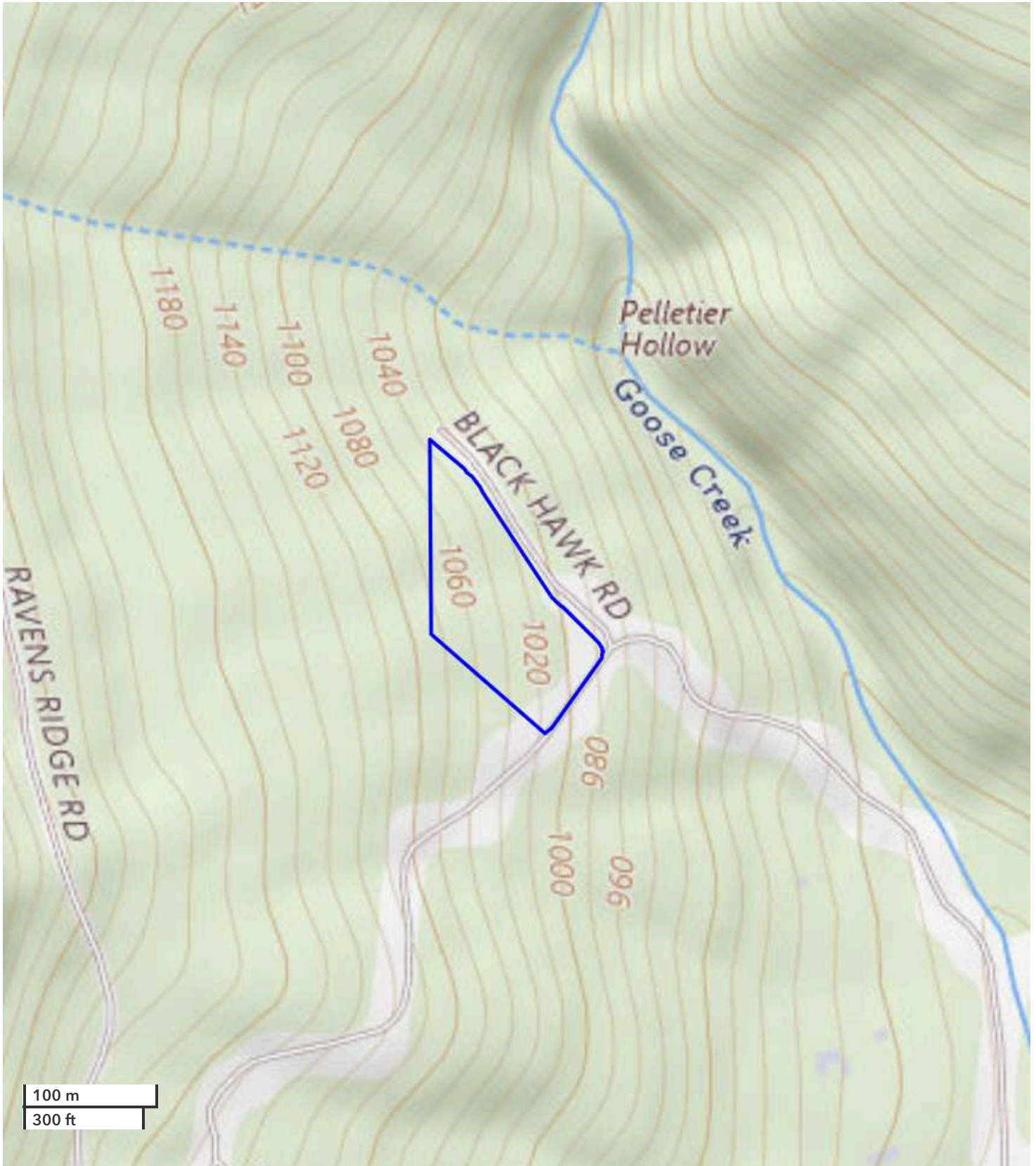




60 m

200 ft

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.**