



Deer, Turkey, and Fishing Mecca

90 +/- Acres (\$8,833/acre) | Madison County, AL | \$795,000



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



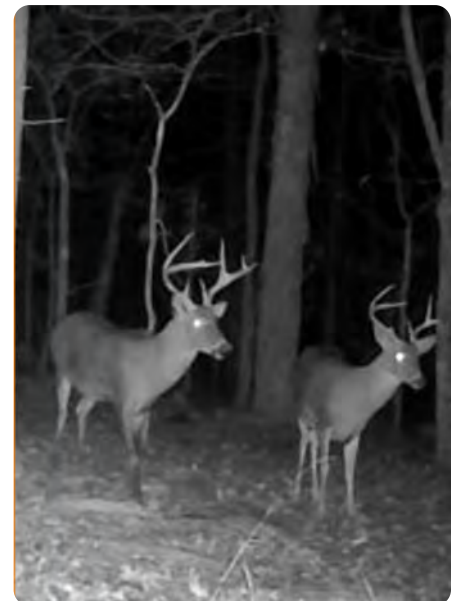
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National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

Look no further, this gated property is a hunter's dream. Deer and turkey are abundant on the property which is loaded with mature hardwoods and cedar trees. There are many cool rock structures with a green field and a shooting house located on the top. Multiple ladder stands and an off-the-grid trailer for staying the night or coming in to cook a hot lunch between hunts. 4-wheeler trails throughout. This property is grandfathered in with access to Smith Lake which is a 60-acre private stocked lake only usable by the neighbors in the community.



ACREAGE BREAKDOWN

Cedars, Hardwoods, Green Field

ADDRESS

0 Southard Rd
Gurley, AL 35748

TAXES

\$141/year (2023)

PARCEL #/ID

12-06-13-0-000-006.000

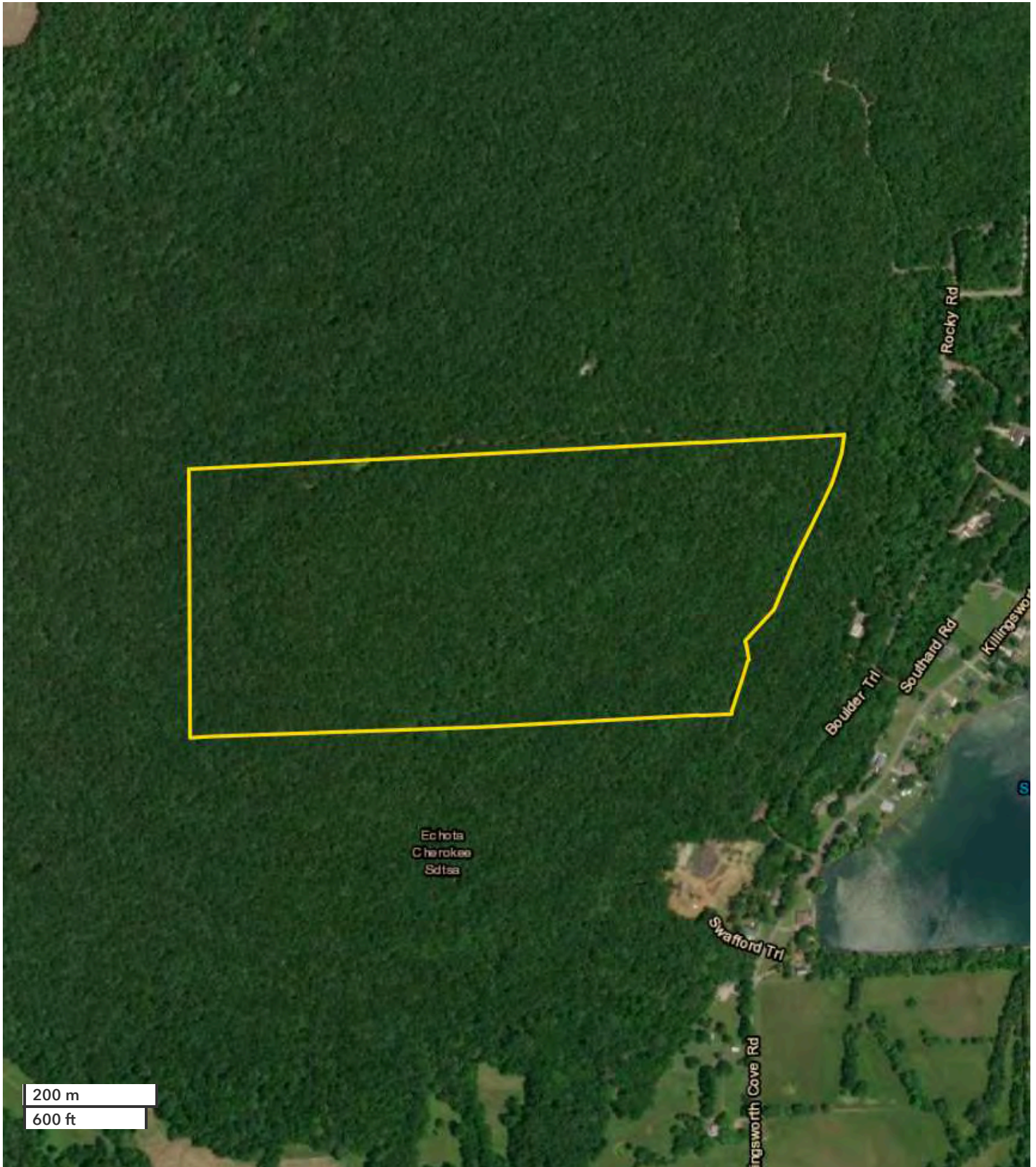
PROPERTY HIGHLIGHTS

- Prime Hunting Grounds: Abundant deer and turkey population, making this property ideal for hunters
- Mature Forests: Beautiful mature hardwoods and cedar trees provide excellent cover and natural beauty
- Unique Rock Structures: Eye-catching rock formations add character and potential exploration opportunities
- Green Field with Shooting House: Strategically placed for optimal hunting views and success
- Multiple Ladder Stands: Ready-to-use stands positioned across the property
- Expansive Trail System: Well-maintained four-wheeler trails weave throughout the property for easy navigation and access
- Off-the-Grid Living: Includes a fully functional trailer, perfect for a hunting retreat or weekend getaway
- Private Lake Access: Exclusive grandfathered access to a 60-acre stocked lake, perfect for fishing and relaxation

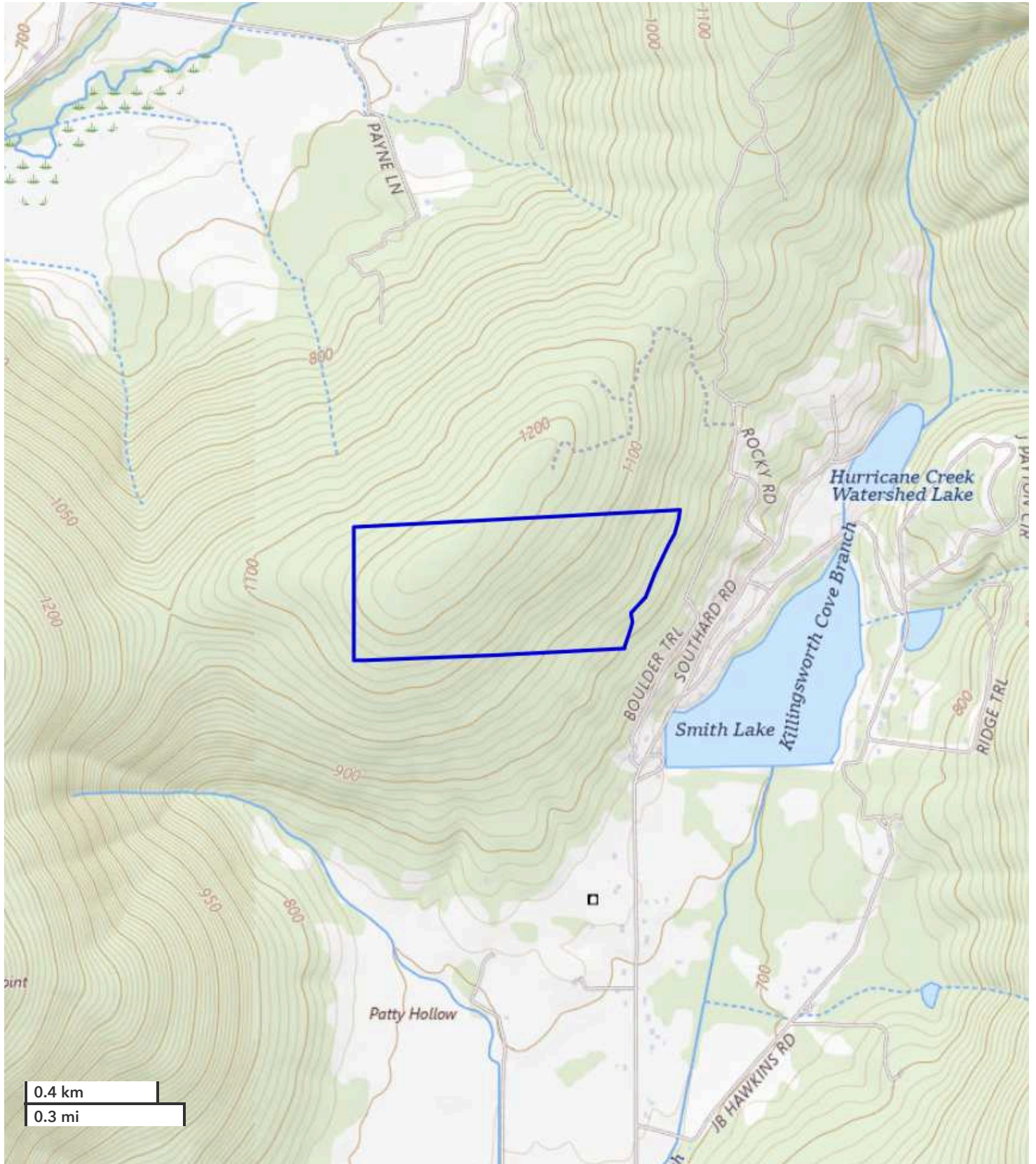


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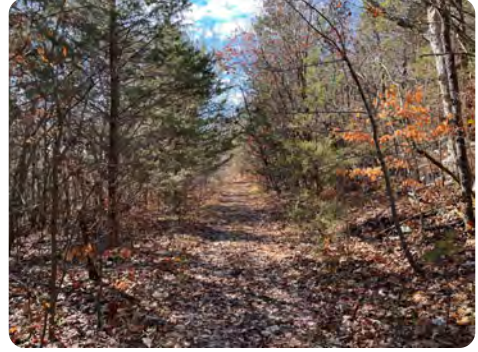




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**