



Suttle Highway 14 Cahaba River Retreat

689 +/- Acres | Perry County, AL | \$2,411,770



National Land Realty
9 N. Conception St.
Mobile, AL 36602
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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 is one of the rarest riverfront tracts to hit the market in years. The waterfrontage includes 2.7± miles of frontage on the Cahaba River, a premier year-round river in the US offering fishing, boating/canoeing, and hunting opportunities, 1.6± miles of frontage on Bingham Creek along its north boundary, and 1.1± miles of frontage on Possum Creek along its southeast boundary. Located in both Perry & Dallas County near the Suttle community, access is easy with 0.8± miles of frontage on Highway 14, and this area of the renowned Black Belt is known for producing trophy bucks, turkey, dove, waterfowl, and other wild game. Pursuing those is easy with numerous large food plots, 20+ acres in duck ponds, miles of improved roads and trails throughout, and fantastic wildlife habitat. The timber is diverse, including professionally managed pine plantations, from pre-merchantable stands ideal for bedding habitat to merchantable stands ready for harvest, and over 150 acres of mature hardwood. Power is available, and there are multiple scenic camp or lodge sites and several large potential fishing lake sites.



ACREAGE BREAKDOWN

Contact agent.

ADDRESS

0 Hwy AL 14
Selma, AL 36701

LOCATION

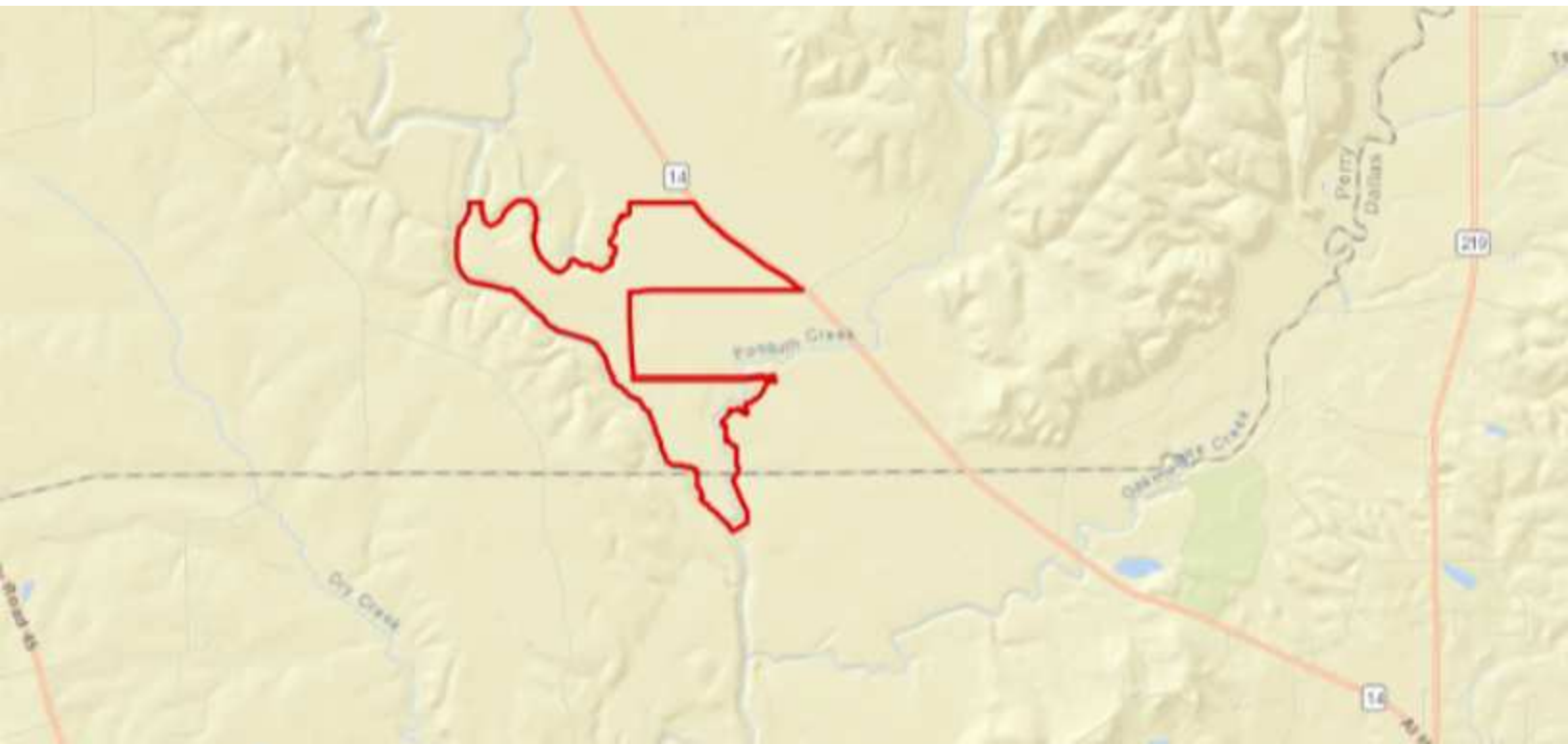
Contact agent for directions.

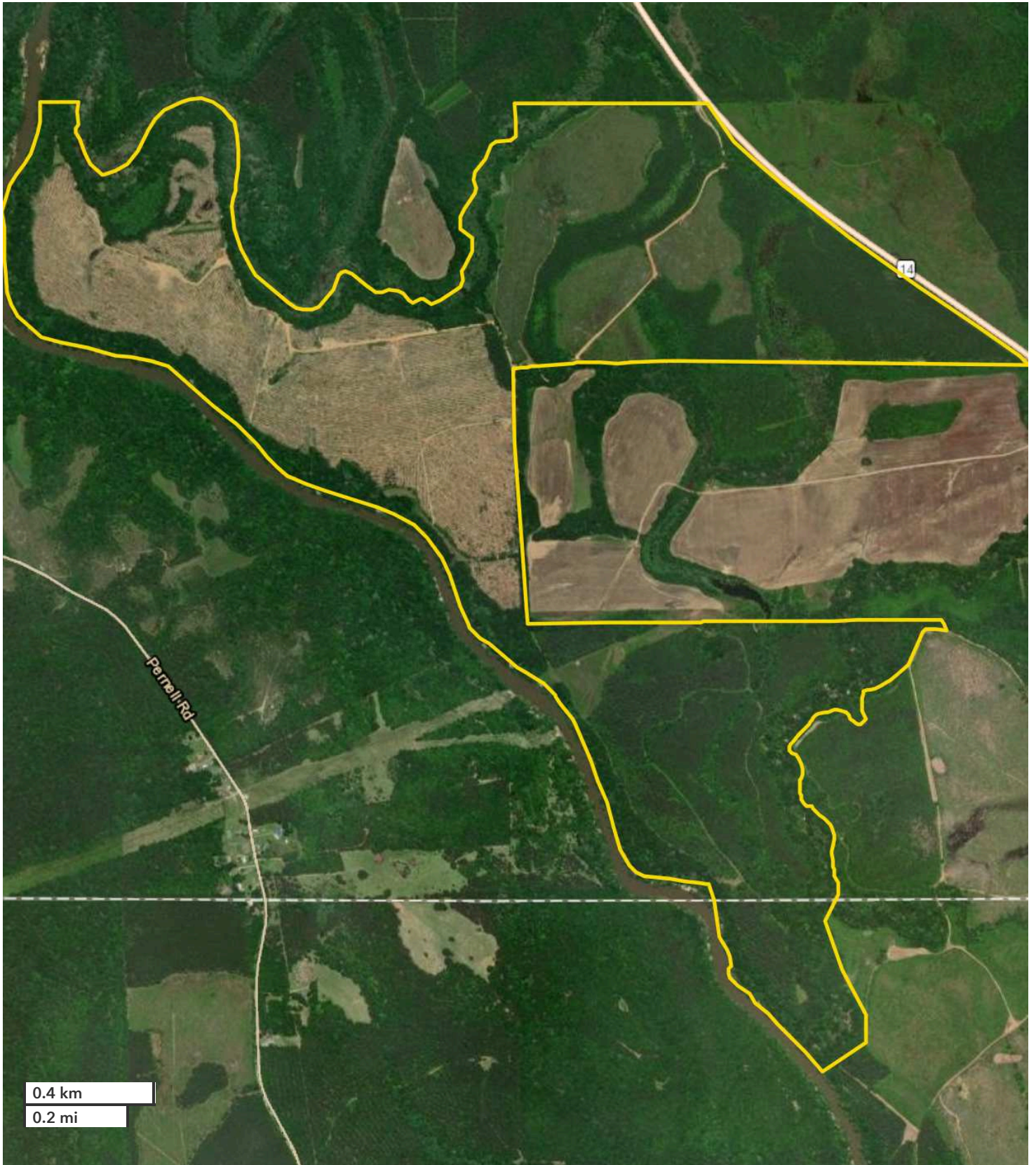
PROPERTY HIGHLIGHTS

- Waterfront includes 2.7± miles of frontage on the Cahaba River.
- A premier year-round river in the US offering fishing, boating/canoeing, and hunting opportunities.
- 1.6± miles of frontage on Bingham Creek along its north boundary, and 1.1± miles of frontage on Possum Creek along its southeast boundary.
- Access is easy with 0.8± miles of frontage on Highway 14, and this area of the renowned Black Belt is known for producing trophy bucks, turkey, dove, waterfowl, and other wild game.
- Numerous large food plots, several duck ponds totaling over 20 acres, miles of roads and trails throughout the property, and fantastic wildlife habitat.
- The timber is diverse, including professionally managed pine plantations, ranging from pre-merchantable stands ideal for bedding habitat to merchantable stands ready for harvest, and over 150 acres of mature hardwood.
- Power is available, and there are multiple scenic camp or lodge sites and several large potential fishing lake sites.
- With its gentle topography, this tract could also do well converting to agriculture.
- Located just 10 miles north of Selma, 1 hour from Montgomery & Tuscaloosa, 1.5 hours from Birmingham & Meridian, and 3 hours from Mobile.

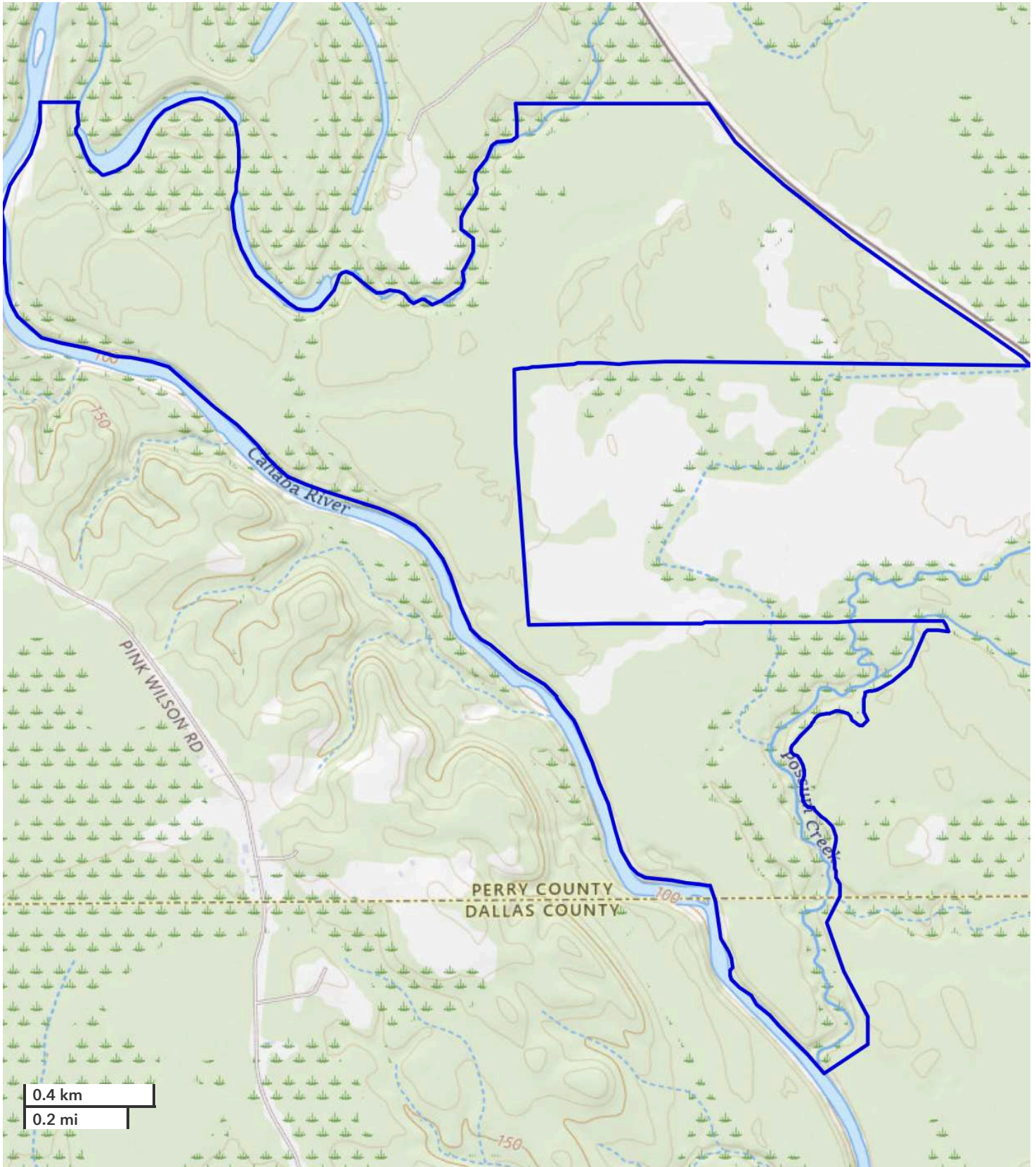


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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**