



The Benton House

0.91 +/- Acres | Lowndes County, AL | \$189,000



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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

Built in 1839 less than a quarter of a mile from the southern banks of the Alabama River, 216 Washington Street is as authentic as the town that surrounds it.

The house sits atop nearly one acre which includes a large backyard, a detached carport with a small apartment that was once an old doctor's office.

The house's exterior features full-length front and back porches, and 4 chimneys, and iconic cupola atop. Inside, the 3 Bed/2BR home is original from the floors to the furniture, yet it has been updated for modern convenience including gas stove top and oven, central AC, and gas heat.

The town on Benton was a major stop along the Alabama River during the Steamboat Era. There is a public boat ramp into the Alabama River that is less than one mile away from the house, allowing for boating, fishing, and recreation along one of Alabama's last wild rivers.

It is conveniently located only 30+- miles from Montgomery, 38+- miles from Prattville, and 15+- miles from Selma.



ACREAGE BREAKDOWN

.91+- residential acres

PARCEL #/ID

45 12 01 01 0 001 018.000

ADDRESS

216 Washington St
Tyler, AL 36785

LOCATION

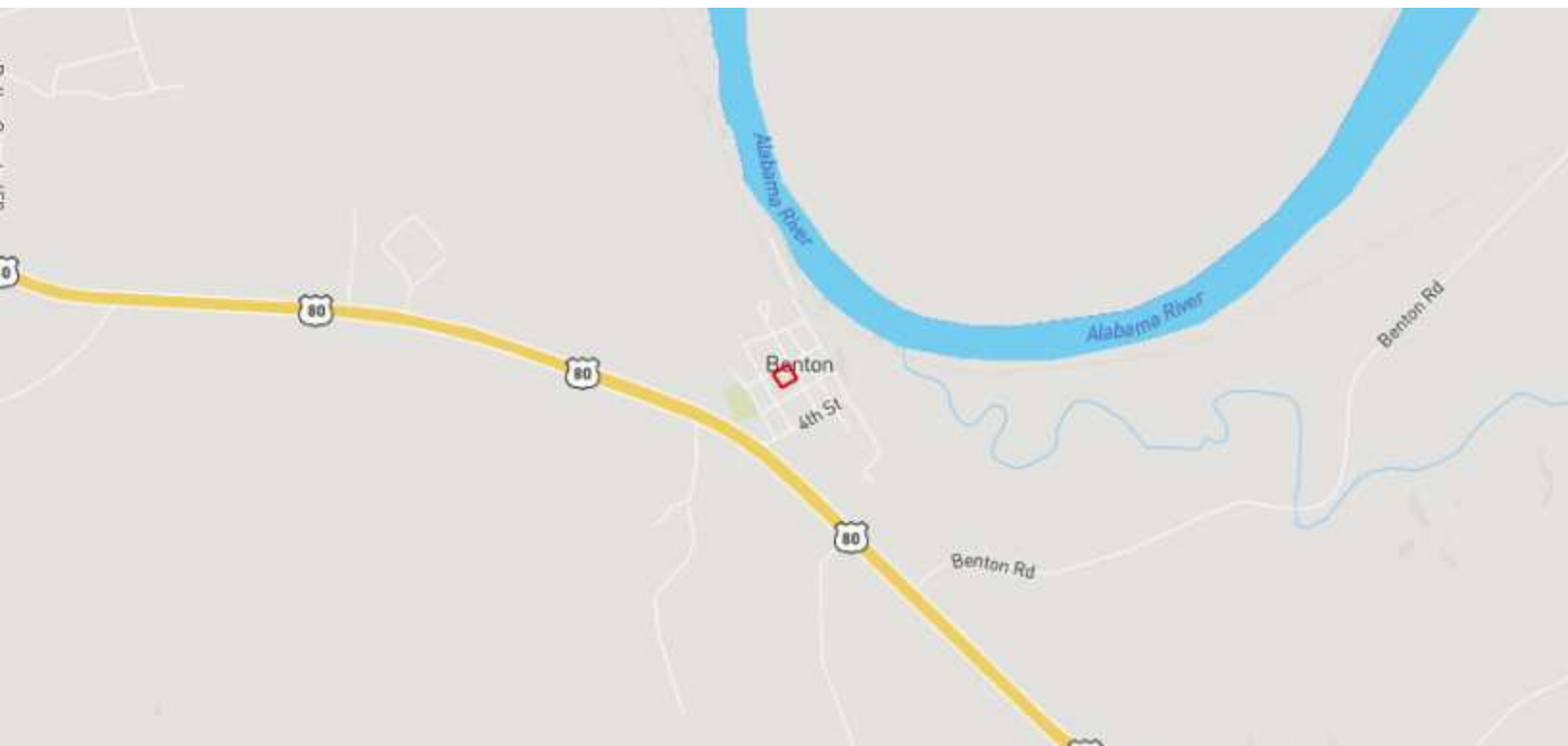
From US-80, Turn north onto 4th St, go .2 miles, turn left onto Washington St, go .2 miles. House on left; see sign

PROPERTY HIGHLIGHTS

- Authentic, historic home built in 1839
- Original from the floors to the furniture
- Public boat ramp into the Alabama River that is less than one mile away allowing for boating, fishing, and recreation along one of Alabama's last wild rivers
- Updated for modern convenience including gas stove top and oven, central AC, and gas heat
- Large backyard
- 30+- miles from Montgomery, 38+- miles from Prattville, and 15+- miles from Selma



nationalland.com/listing/the-benton-house





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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.**