



Jackson Rockville Suel Road Home & Farm

86 +/- Acres | Clarke County, AL | \$525,000



National Land Realty
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NationalLand.com

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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 a rare opportunity at an incredible home & farm in a sought-after area of Clarke County, Alabama. The 3 bed / 2.5 bath home sits on a knoll overlooking the expansive rolling landscape. The open floor plan home was built in 2014 and features hardwood floors, a two car garage, and the master bedroom closet was constructed to also serve as a tornado shelter. Enjoy the afternoon breeze and the scenic view from the screened in back porch. There are six barns & two connex boxes located near the home to store your equipment and livestock feed. The entire property is fenced & cross-fenced into pastures that provide multiple holding pens for cows, horses, & other livestock. This ranch can potentially be converted to row crop. Property attributes include: large fenced pastures, hardwood/pine timber, creek, internal road system, establish food plots & dirt road frontage on Suel Road. Enjoy city water for the household and a well for the livestock and irrigation. Abundant wildlife including deer, turkey, doves, and quail roam this estate. Don't miss your opportunity! Shown by appointment only.



ACREAGE BREAKDOWN

70+/- acres Pasture

16+/- acres Timber

ADDRESS

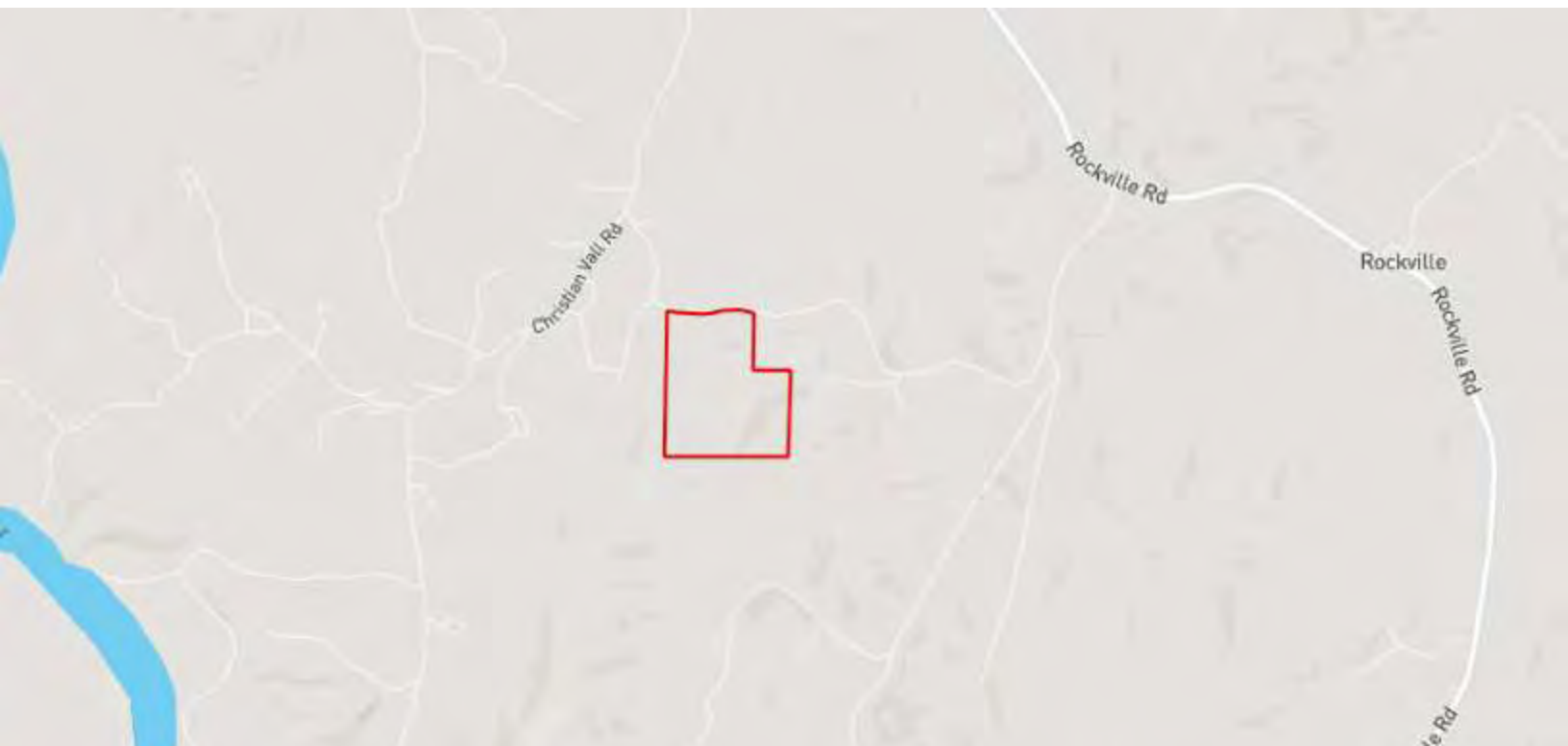
1045 Suel Road
Jackson, AL 36545

LOCATION

Call agent for directions

PROPERTY HIGHLIGHTS

- 3 Bed / 2.5 Bath Home
- (2) Car Garage
- (6) Barns
- (2) Connex Boxes
- Fenced & Cross-Fence Cattle Farm
- Creek
- Internal Road System
- (4) Established Food Plots with Shooting Houses & Deer Feeders
- Dirt Road Frontage on Suel Road
- Minutes from Great Schools, Shopping & Restaurants
- Multiple Boat Ramps to Alabama River & Tombigbee River Nearby





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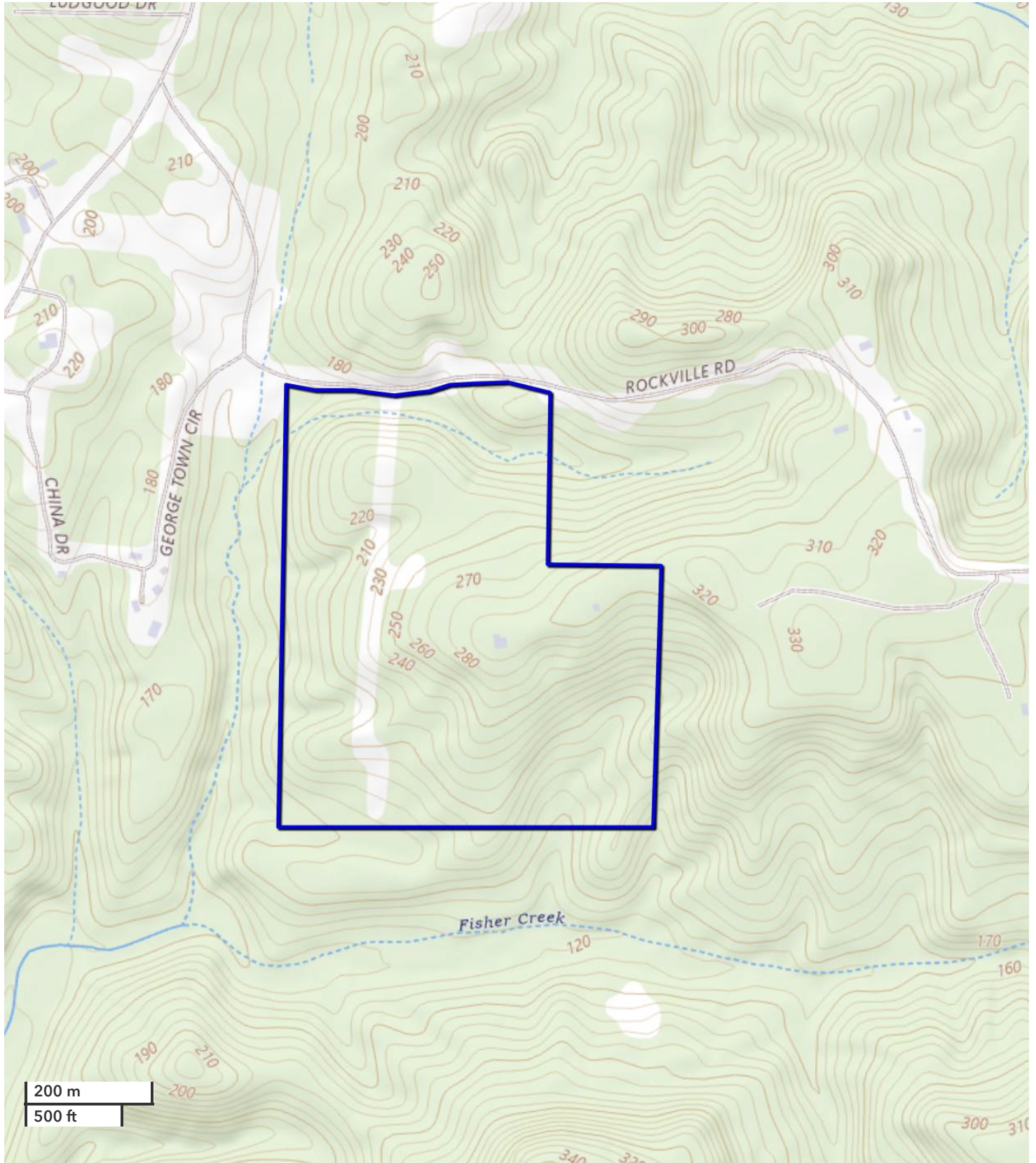
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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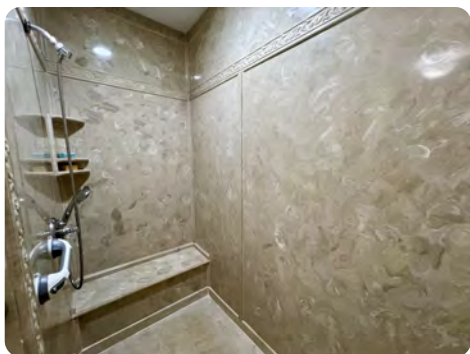
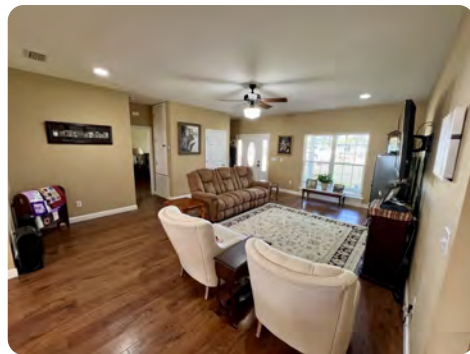


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**