



Chaney Branch Lot 13

10.54 +/- Acres | Cullman County, AL | \$260,000



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PROPERTY SUMMARY

Chaney Branch Farms offers a unique opportunity to own a mini farm in the beautiful countryside of Cullman County, Alabama. This breathtaking development features 14 build-ready lots, ranging in size from 2.5 acres to 13 acres, with each lot offering a blend of pasture, beautiful mature hardwood trees, and the gorgeous Chaney Branch Creek. Designed with the buyer in mind, all lots are build-ready from day one, with access to essential utilities including power, water, and high-speed fiber internet. The development is located just 3 miles from I-65, providing easy access to nearby cities and services. Additionally, Chaney Branch Farms falls within the highly desired West Point School Zone, making it an ideal location for families. With great county road frontage and a peaceful, rural atmosphere, Chaney Branch Farms offers the perfect balance of privacy and accessibility, making it an excellent choice for anyone seeking to enjoy the best of both country living and modern conveniences.



ACREAGE BREAKDOWN

Half pasture and half hardwoods

PARCEL #/ID

0807360000005.007

ADDRESS

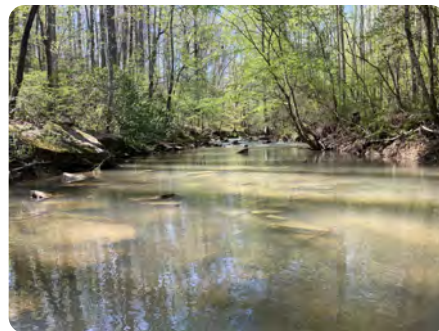
719 Co Rd 1171
Cullman, AL 35057

LOCATION

Take exit 308 to Double Spring
Hwy 278, go 3.3 miles, turn right on
Co Rd 1147, go 0.4 miles, take
right on Co Rd 1141, go 1.3 turn
right on 1191. The property is 0.6
on your right.

PROPERTY HIGHLIGHTS

- Great Location
- Country Living
- Pasture
- Mature Hardwoods
- Large Rock-Bottom Creek
- County Road Frontage
- Large Lots
- All Utilities Available
- Build Ready
- Minutes From I-65
- West Point Schools



nationalland.com/listing/chaney-branch-lot-13





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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.**