



Drake Creek Campgrounds/Hunting Tract

27 +/- Acres | Clay County, AL | \$130,000



National Land Realty
1260 Mountville-Hogansville Road
Hogansville, GA 30230
NationalLand.com



Travis Chaffin
Office: 706-707-5932
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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 27± acre tract near Millerville, AL, is a true retreat for those seeking natural beauty, privacy, and outdoor recreation. With over 1,800 feet of frontage on Drake Creek, the property features mature rolling hardwoods, multiple rocky-bed streams, established trails, and a peaceful greenfield tucked toward the rear. Ideal for a cabin or RV setup, the land offers several potential homesites, a graded area near the road, an existing (but unused) water well, and direct access to electricity. The property is easily accessible by car and navigable throughout by side-by-side or 4WD, blending convenience with a secluded feel. County road frontage adds to the accessibility, and the hunting opportunities here are excellent—with established spots and a greenfield bordering a large timber tract. Rural, unrestricted, and full of natural character, this is a special piece of land. Contact Travis Chaffin at (706) 302-8198 for more information!



ACREAGE BREAKDOWN

27+/- Acres

PARCEL #/ID

1708280000009002

ADDRESS

0 Jericho Road
Ashland, AL 36251

LOCATION

Contact Travis Chaffin (706) 302-8198

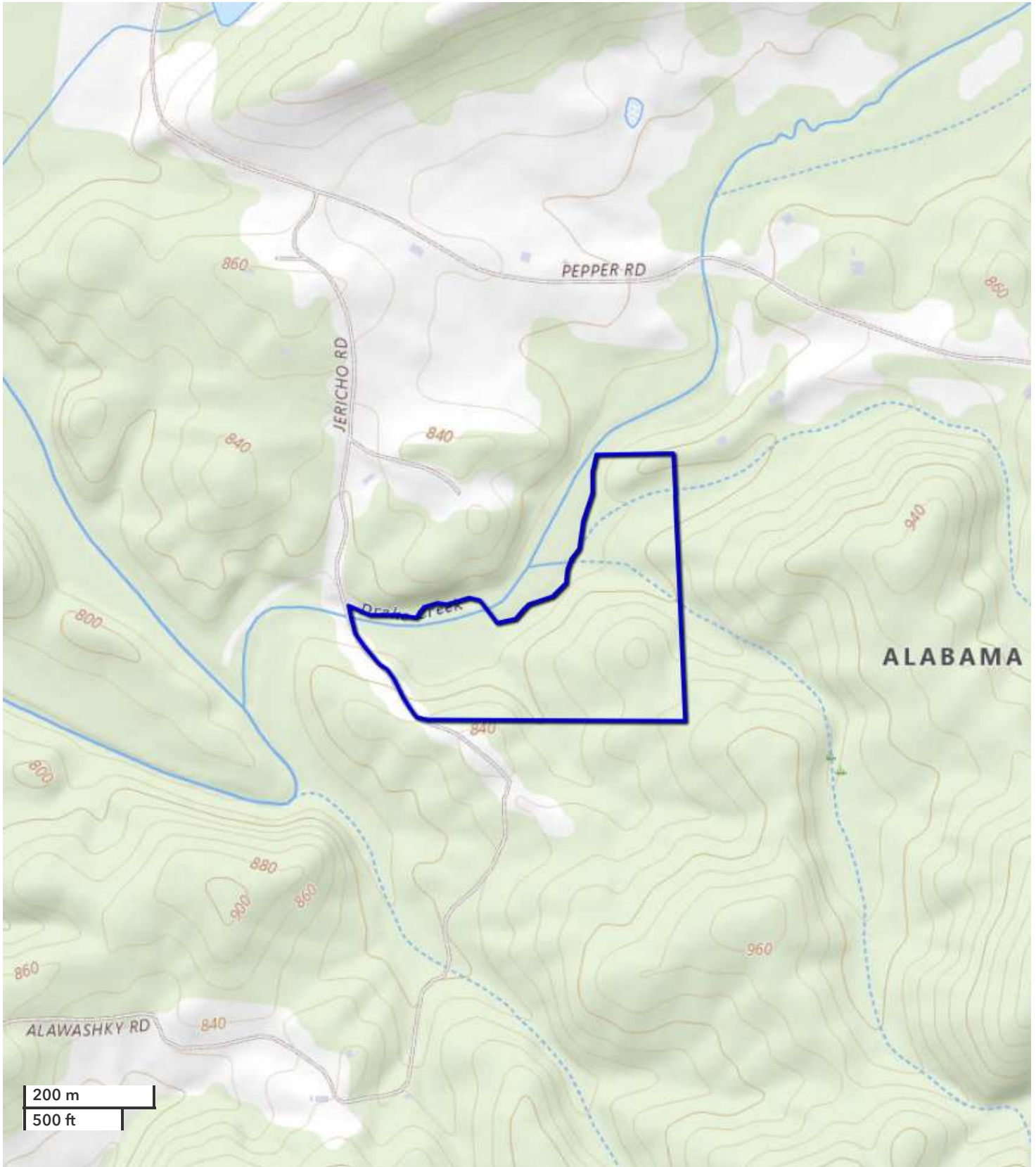
PROPERTY HIGHLIGHTS

- Unmatched beauty
- Remarkable getaway, secluded and quiet
- A must-see one-of-a-kind property
- Land where history comes alive
- This is one property you do not want to miss!
- Unmatched for its beauty and serenity
- Surrounding countryside
- A rare find in today's market
- Very well-watered
- Wildlife haven





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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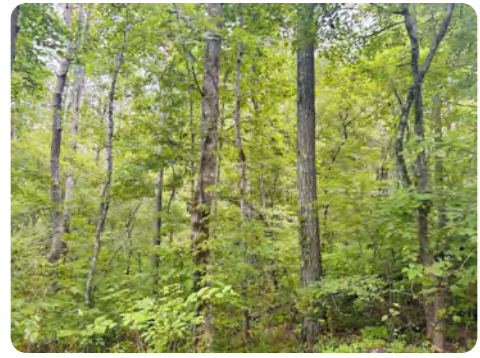


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**