



Shelby County Highway 47 Mini Farm

22 +/- Acres | Shelby County, AL | \$297,000



National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com



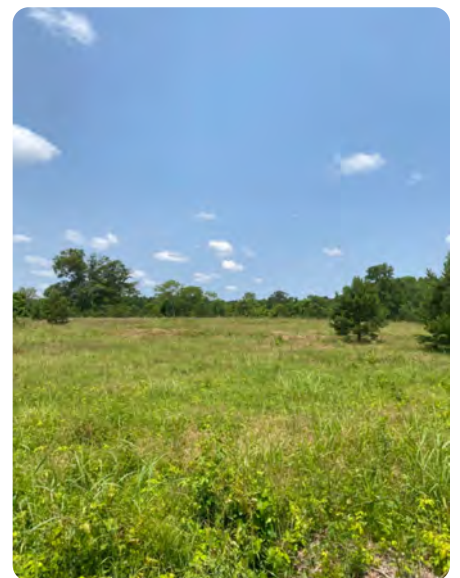
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

Gorgeous mini farm located just south of Columbiana on Highway 47 and Poole Rd. Power and water are on site and you're ready to build your dream home. Property has some beautiful open ground that could be bush hogged and fenced easily for livestock. Excellent homesites with beautiful views while you catch the sunrise and sunset from your porch. Don't let this one of a kind property slip by it won't last long!



ACREAGE BREAKDOWN

50% timber

50% pasture

PARCEL #/ID

30 3 07 0 000 010.002

ADDRESS

0 Highway 61
Columbiana, AL 35051

LOCATION

Highway 47 South to Highway 61.
Left on 61 and land is 1/2 mile on
right.

TAXES

\$100/year (2024)

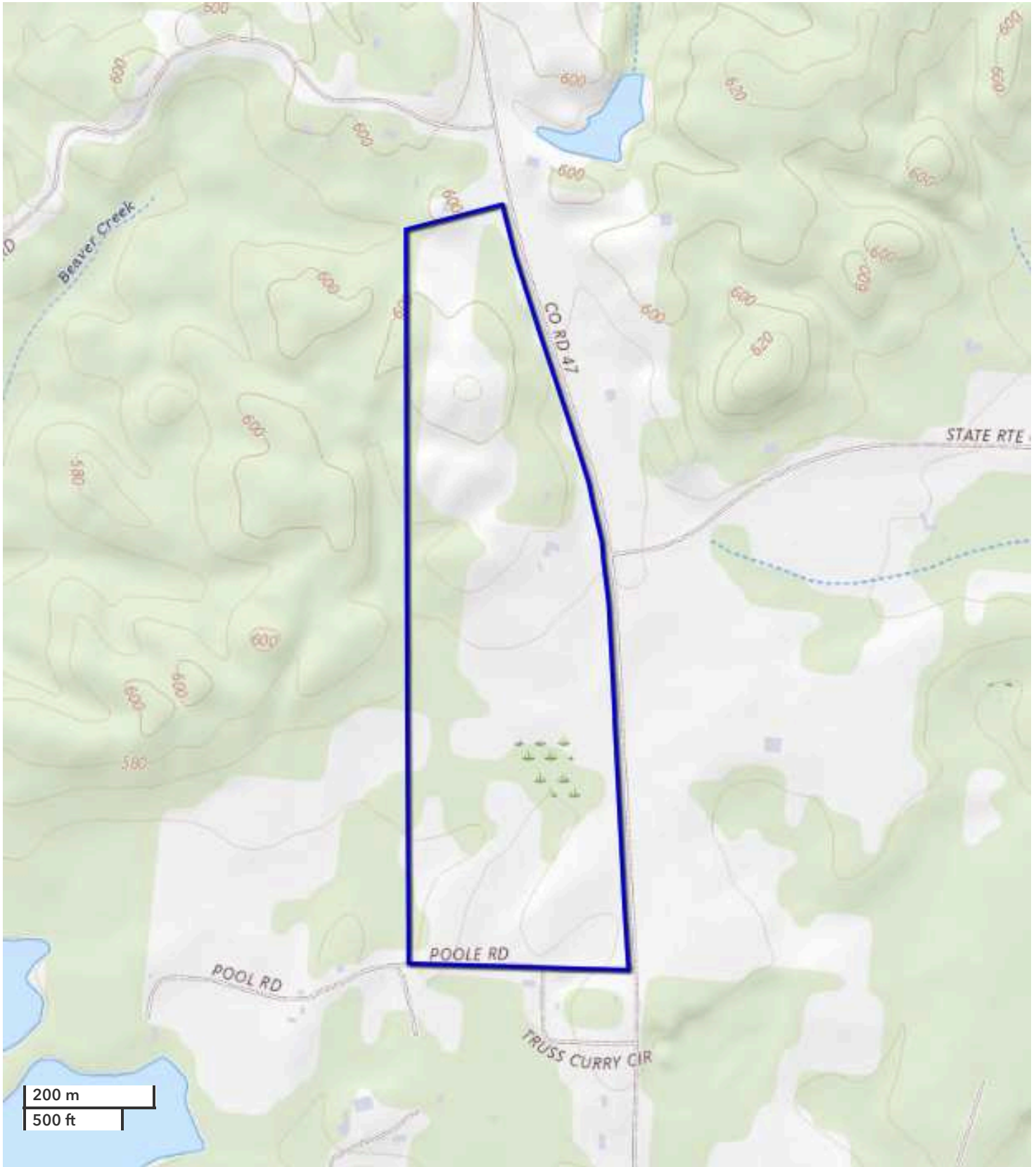
PROPERTY HIGHLIGHTS

- Pasture
- Timber
- Paved Road Frontage
- Utilities
- Convenient to Columbiana
- Wildlife
- Excellent Homesites





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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COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
Ag

Listing ID#
3218734





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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.**