



Sweet Water Hunting & Homeplace

38 +/- Acres | Marengo County, AL | \$130,000



National Land Realty
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com



Brett Harden
Office: 205-548-1682
Cell: 205-835-9922
Fax: 864-331-1610
Bharden@nationalland.com

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 private and scenic 38± acre property offers a rare combination of natural beauty, convenience, and versatility, perfect for hunters or anyone seeking a serene rural escape. The land is wooded with hardwood timber & features paved road frontage for easy access. It's a hunter's dream, with abundant deer, turkey & a reputation for excellent hunting. A power line clearing running through the property offers ready-made space for food plots or additional development. Utilities are already in place, including power and city water, making it easy to build your dream home or hunting cabin. With multiple potential homesites, there's plenty of room for family or friends to join you in enjoying everything this land has to offer. With a county road dividing the property, it is easily divisible into two separate tracts. A sturdy pole barn is on site, ideal for storing tractors, ATVs, or equipment. Whether you're looking to build, hunt, or simply relax in nature, this property checks all the boxes.



ACREAGE BREAKDOWN

38 +/- acres timber

PARCEL #/ID

48 31 03 07 0 000 012.000

ADDRESS

0 Union Grove Road
Sweet Water, AL 36782

LOCATION

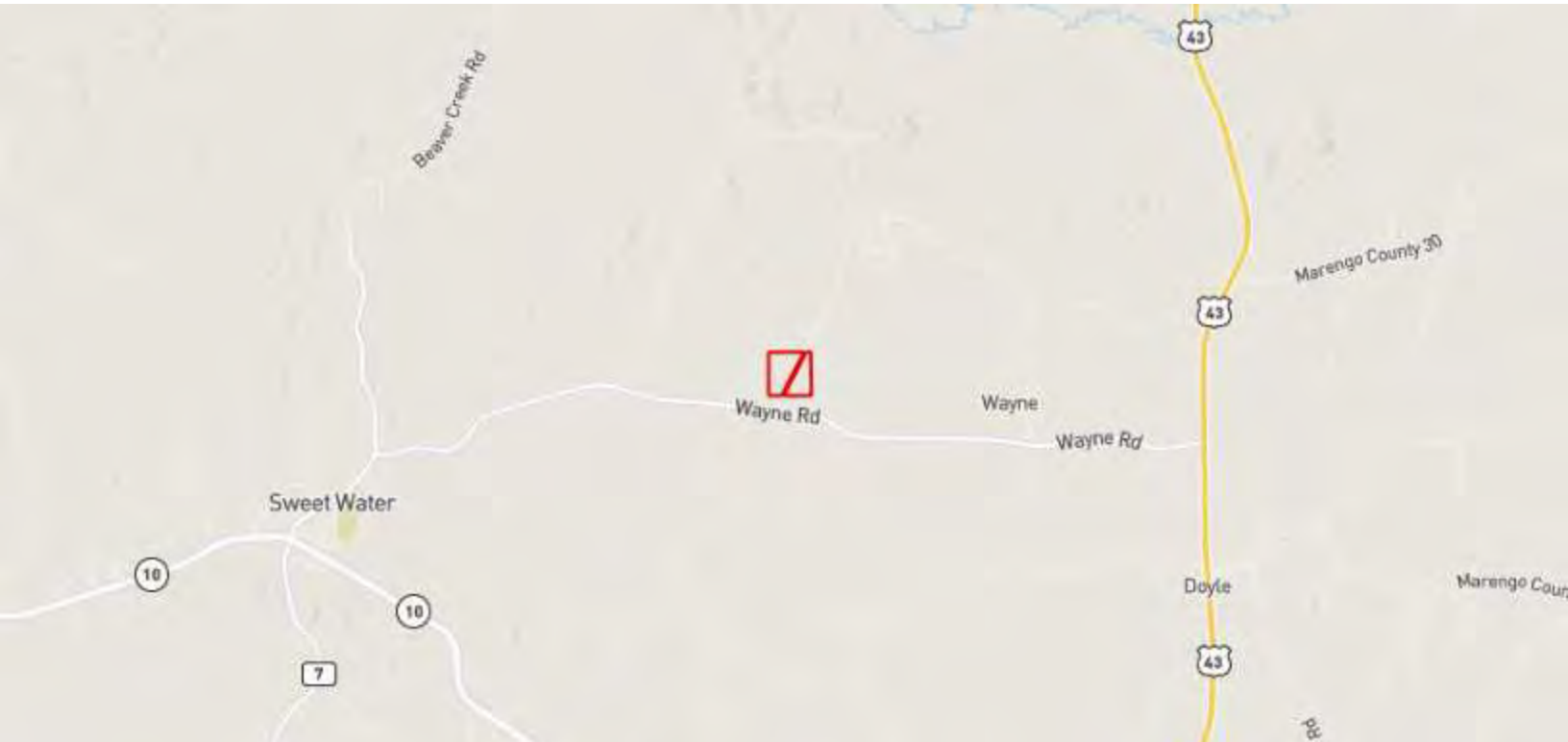
See agent.

TAXES

\$82/year (2024)

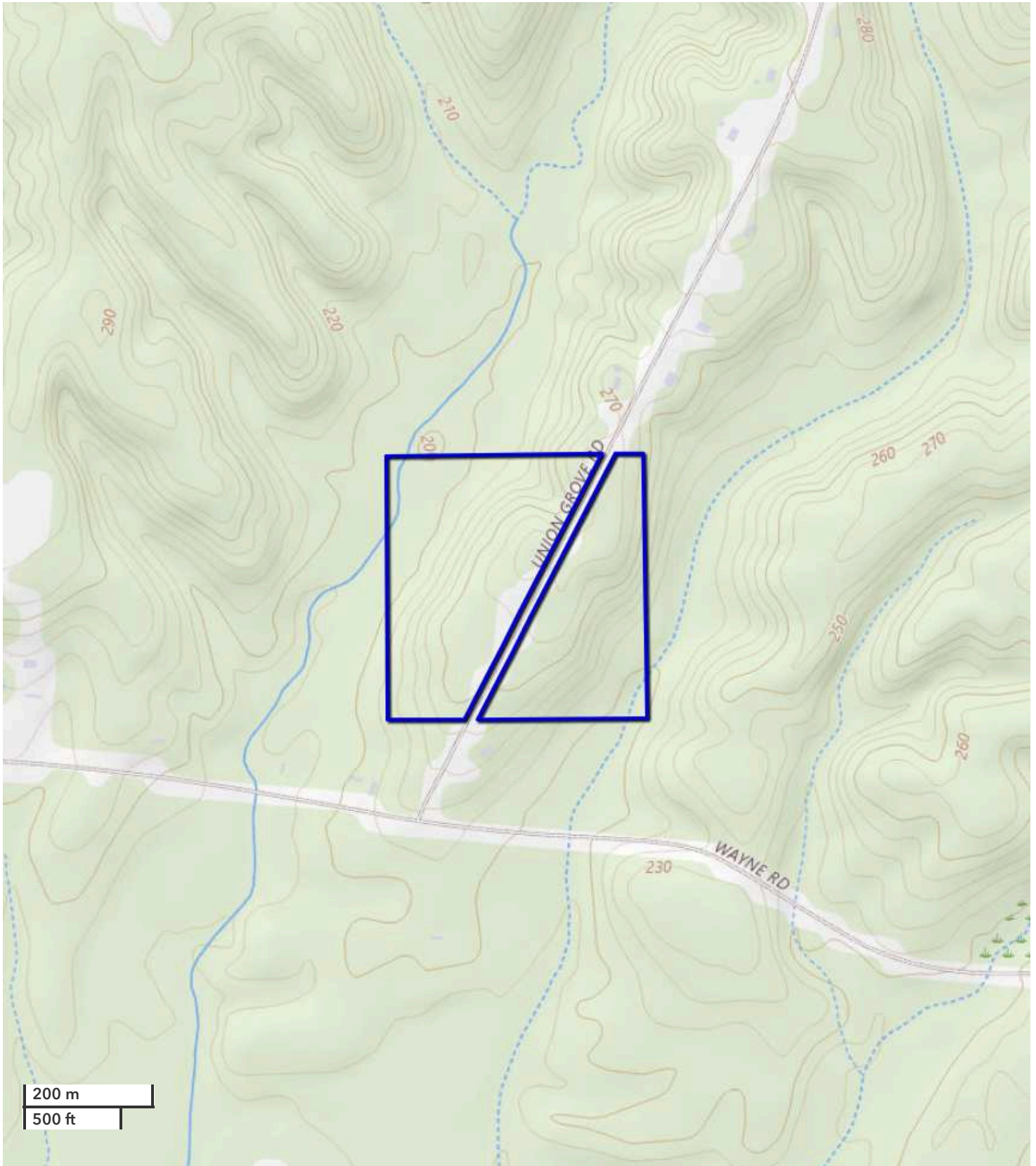
PROPERTY HIGHLIGHTS

- Deer & Turkey
- Hardwood Timber
- Pole Barn
- Power & Water
- Paved County Road Frontage





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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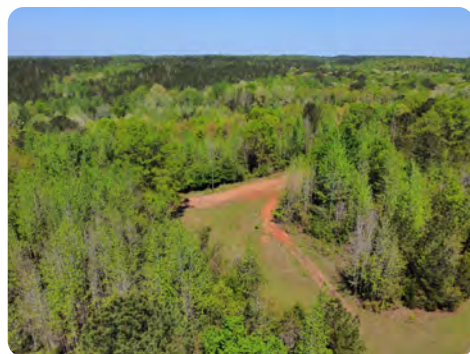


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**