



6.5 +/- Acres Calhoun County

6.5 +/- Acres | Calhoun County, AL | \$68,000



National Land Realty
2101 Clinton Avenue West
Suite 301B
Huntsville, AL 35805
NationalLand.com

Jonathan Berryhill
Office: 256-408-5130
Cell: 256-874-7354
Fax: 864-331-1610
Jberryhill@NationalLand.com

Travis Chaffin
Office: 706-707-5932
Cell: 706-302-8198
Fax: 864-331-1610
Tchaffin@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.

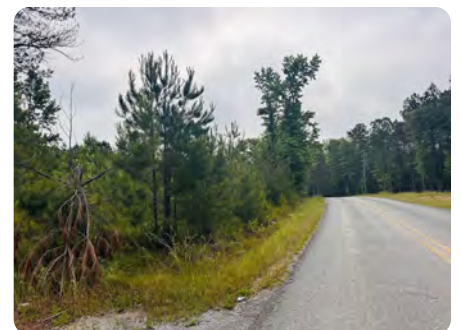
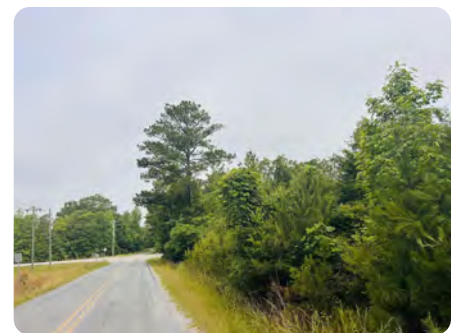


PROPERTY SUMMARY

Located at the prominent corner of AL State Route 77 and Mitchellville Road, this 6.5± acre tract offers exceptional potential for development between Lincoln and Ohatchee, Alabama. Surrounded by a mix of residential and commercial properties, the site presents versatile possibilities for future use—whether residential, retail, or mixed-use development.

The property is beautifully wooded with mature hardwoods and pine, providing both natural beauty and privacy. An established driveway is already in place, with a water meter installed at the road and power conveniently nearby, making this an easy transition for your next project.

Don't miss out on this valuable investment opportunity. For more information, contact Travis Chaffin at (706) 302-8198 or Jonathan Berryhill at (256) 874-7354.



ACREAGE BREAKDOWN

6.5+/-

PARCEL #/ID

15-07-36-0-000-014.000

ADDRESS

2485 Mitchellville Road
Ohatchee, AL 36271

LOCATION

Call Agent (706)302-8198

PROPERTY HIGHLIGHTS

- Unmatched beauty
- Valuable piece of land
- Land where history comes alive
- This is one property you do not want to miss!





JONATHAN BERRYHILL
Land Broker
jberryhill@nationalland.com
Mobile: 256-874-7354
Office: 256-408-5130
Fax: 864-331-1610

TRAVIS CHAFFIN
Land Professional
tchaffin@nationalland.com
Mobile: 706-302-8198
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6.5 +/- Acres



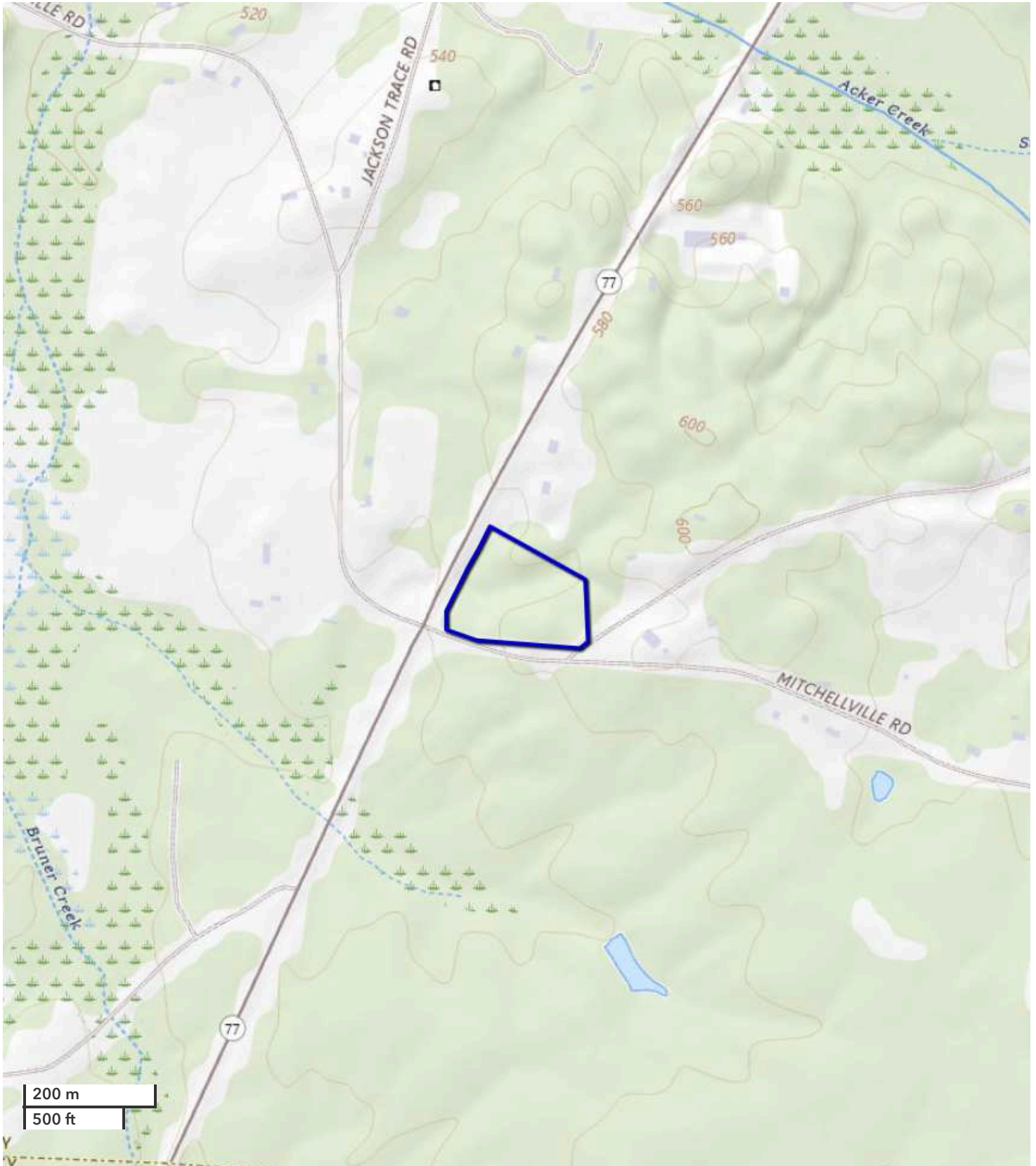
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**