



Wild Turkey Acres & Cabin

200 +/- Acres | Lauderdale County, AL | \$700,000



National Land Realty
2101 Clinton Avenue West
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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

Turn-key prime hunting land and furnished cabin with shooting range. 200 +/- acres on Texas Ridge Rd. in Lauderdale County, AL. The cabin is secluded and in great condition, consisting of appliances, one bedroom with four beds, one bath, a covered front and back porch, underground electric, propane, and well water. The property is loaded with wild eastern turkeys and whitetail deer! Multiple wildlife food plots with shooting houses and stands. 50 +/- acres of mature hardwoods on north side of CR83, 88 +/- acres of 20 +/- year old planted pines. Barn-style storage building converted into a shooting house with allotted targets. The adjoining properties participate in quality deer management. 2 spring-fed branches, 1 wet year-round. Only 25 minutes from Florence. 1.5mi from Brush Creek Park and boat ramp on Pickwick Lake. Selling as is. Contact Listing Agent Seth Thompson: 256-436-1800 or sthompson@nationalland.com.



ACREAGE BREAKDOWN

200 +/- acres (112 +/- acres
hardwoods, 88 +/- acres planted
pines)

PARCEL #/ID

12-01-01-0-000-004.002

ADDRESS

1490 County Rd 83
Waterloo, AL 35677

LOCATION

From HWY 20 (Savannah Hwy),
turn on CR 14 (Waterloo Rd) for 21
miles, turn right (north) onto CR
133, then an immediate right onto
CR 83 (gravel road) for .2 miles.
The gated entrance to the cabin is
at the cell tower on the right.

TAXES

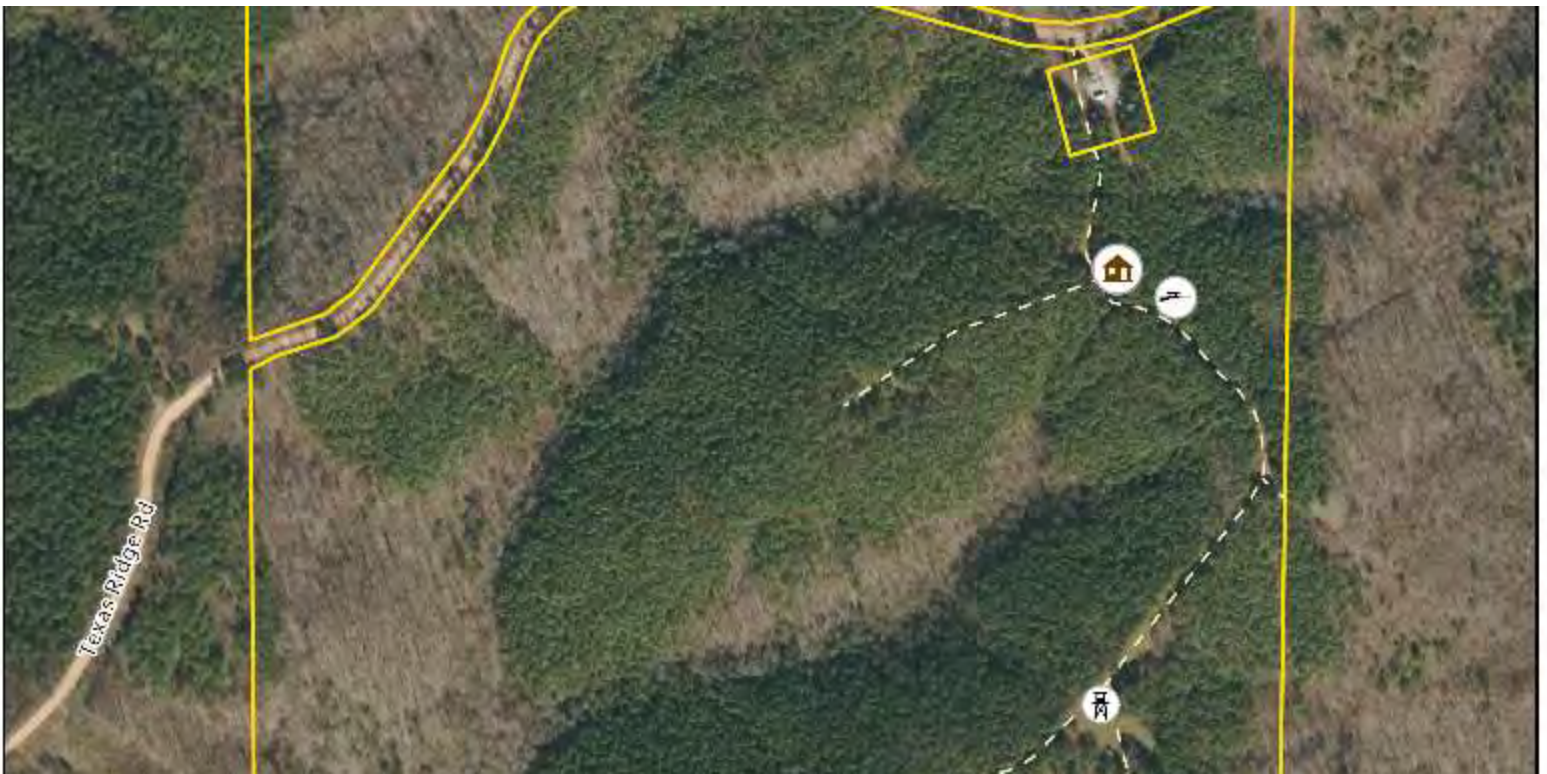
\$855/year (2024)

PROPERTY HIGHLIGHTS

- Turn Key Prime Hunting Land
- Furnished Cabin w/ View of Lake
- 200 +/- Acres in Lauderdale County, AL
- Shooting Range
- Wildlife Food Plots w/ Stands
- Barn Style Storage Building
- Abundant Turkey and Deer Population
- Several Maintained Trails
- Merchantable Timber
- Secluded Cabin w/ Underground Utilities
- 1 Mile from Pickwick Lake (TN River)



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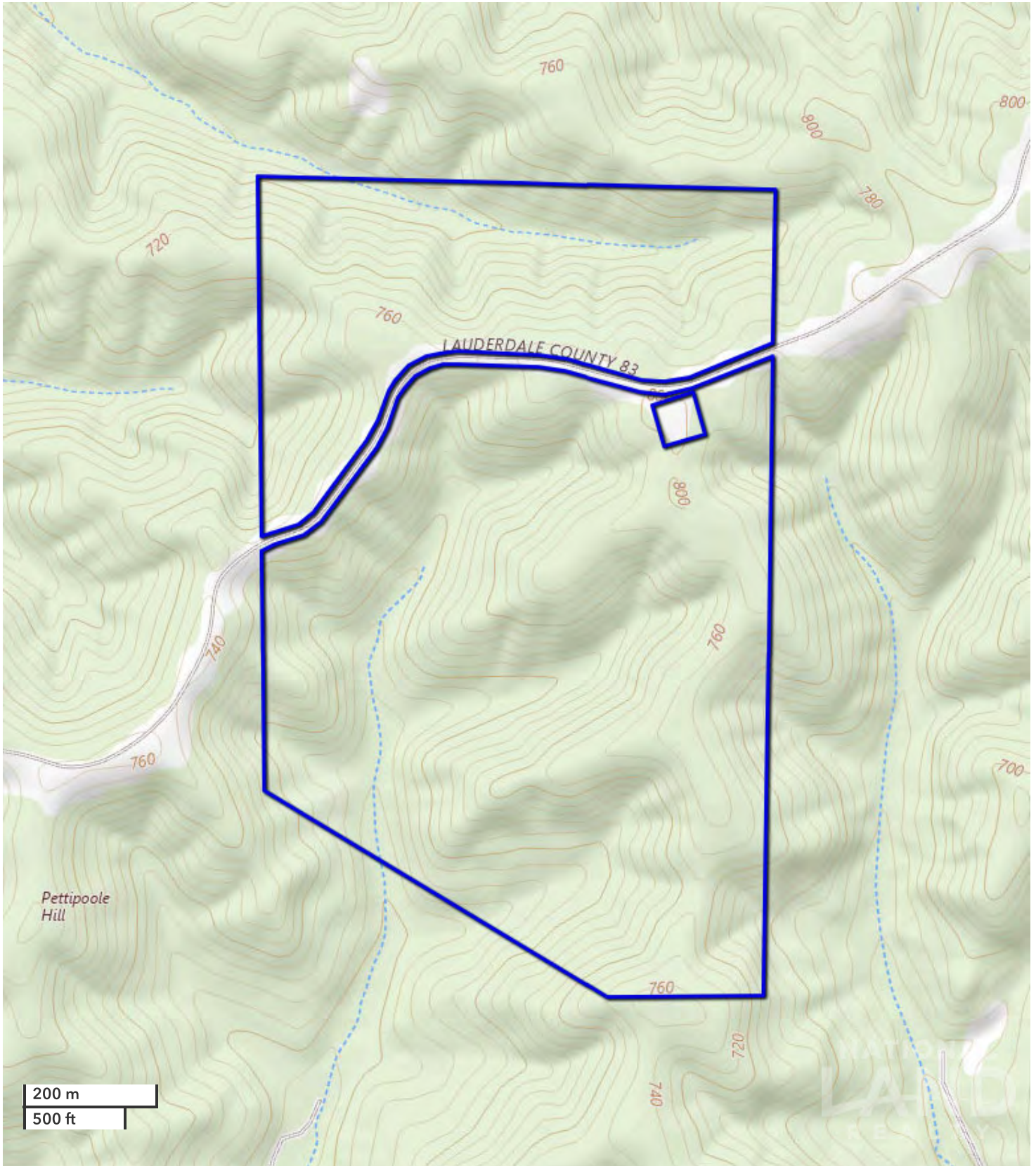




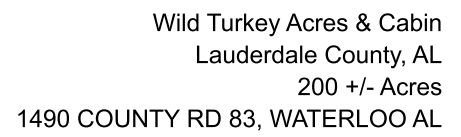


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Wild Turkey Acres & Cabin
Lauderdale County, AL
200 +/- Acres
1490 COUNTY RD 83, WATERLOO AL



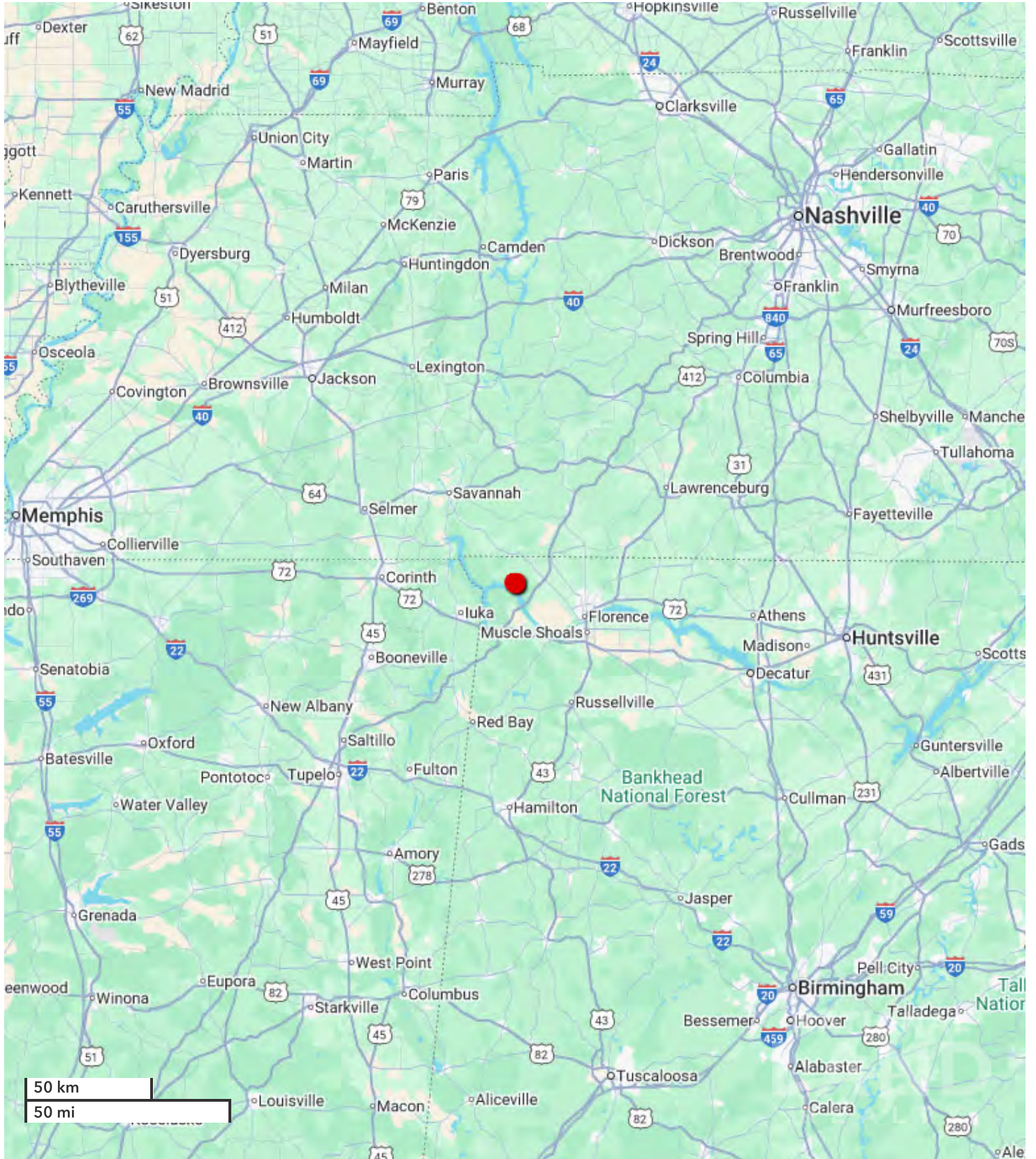
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



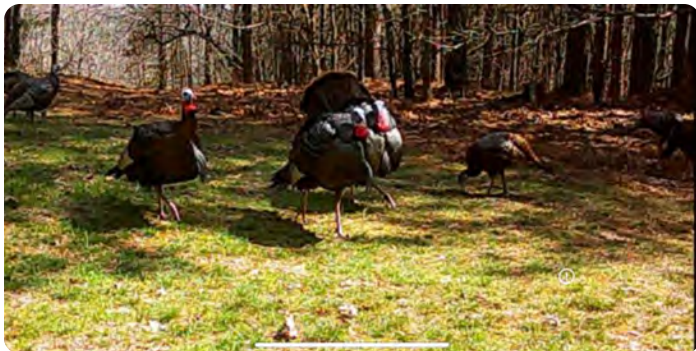
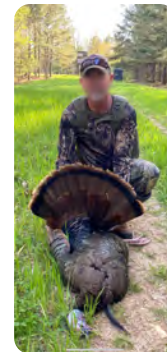


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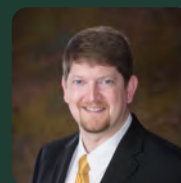
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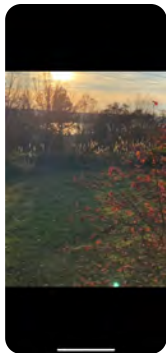


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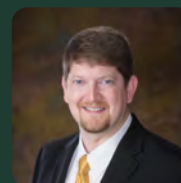


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**