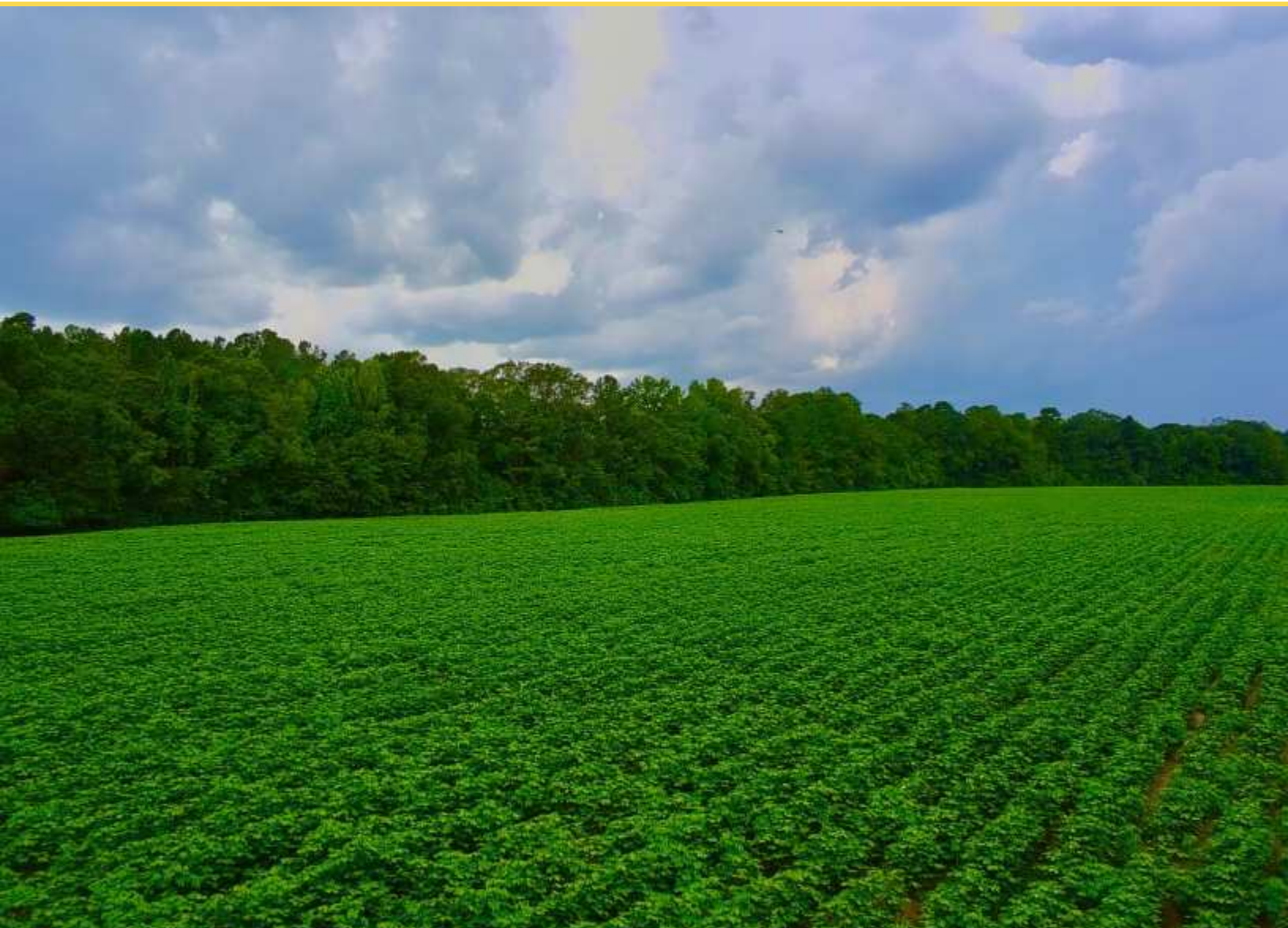




Pate Recreational, Farm, and Home Site

100 +/- Acres | Houston County, AL | \$2,000,000



National Land Realty
170 S. Oates St., Suite 5
Dothan, AL 36301
NationalLand.com



Jered Mathis
Office: 334-518-4557
Cell: 334-796-6320
Fax: 864-331-1610
jmathis@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

Discover the perfect blend of opportunity and natural beauty with this 100-acre property located in the heart of Wicksburg, Alabama. Featuring approximately 35 acres of open, tillable row crop land and approximately 65 acres of mature woodland, this versatile tract offers endless potential for farming, recreation, hunting, or future development.

Situated on a quiet, well-maintained dirt road that dead-ends into the property, this secluded retreat boasts abundant wildlife—ideal for turkey and white-tail deer hunting. Whether you're dreaming of building a family homestead, creating a private hunting lodge, or investing in land development, this property checks all the boxes.

- A rare opportunity to own a significant piece of land in one of southeast Alabama's most desirable rural communities.



ACREAGE BREAKDOWN

Call agent for details

ADDRESS

0 Pate Rd
Newton, AL 36352

PARCEL #/ID

06-07-25-0-000-006-001,07-09-30-0-
000-006-002,07-09-30-0-000-006-
001,06-07-25-0-000-006-000

LOCATION

Call agent for details

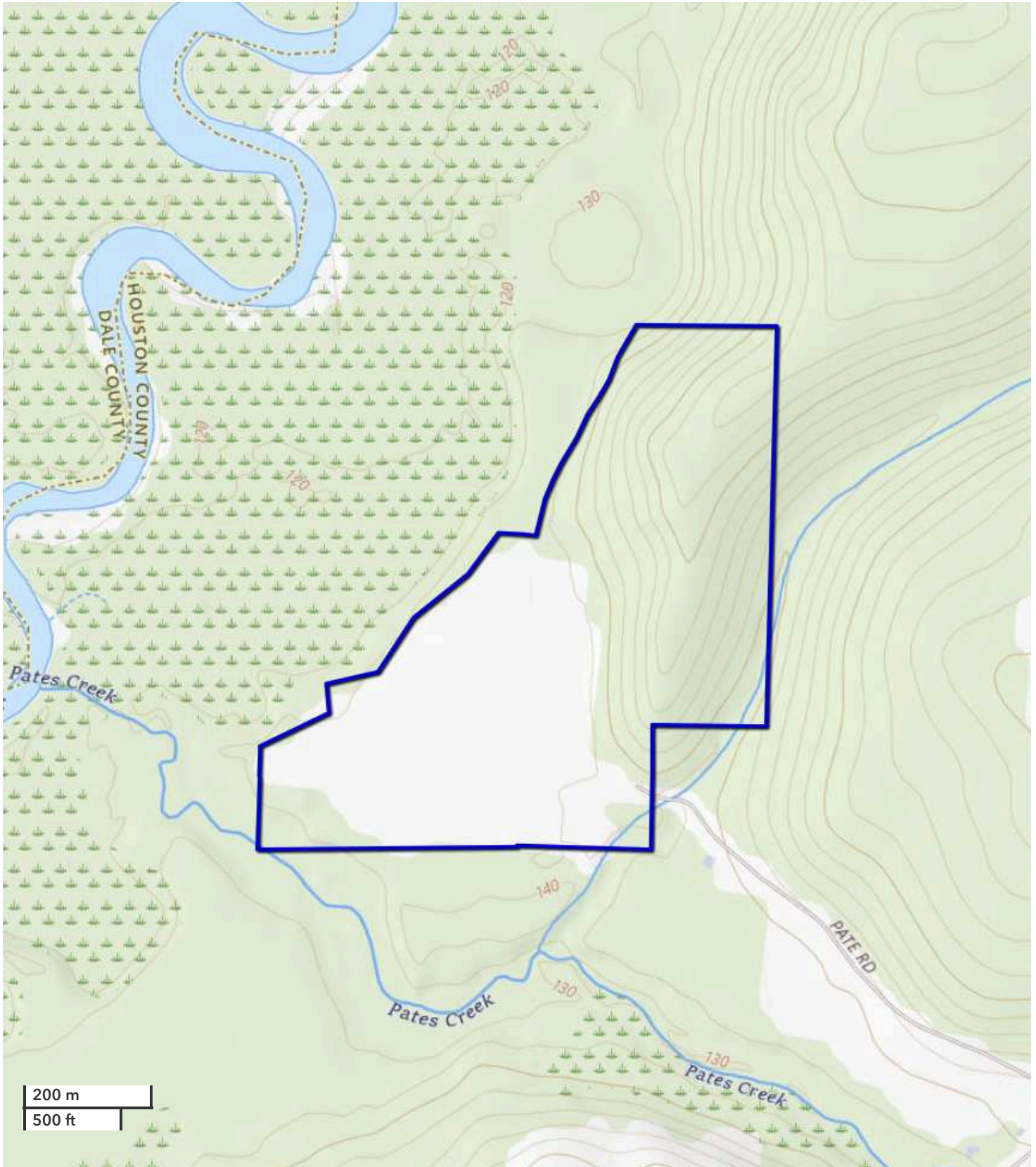
PROPERTY HIGHLIGHTS

- Wicksburb School District
- Exceptional hunting & wildlife habitat
- Private, dead-end access with well-maintained road
- Ideal for a family estate or developers
- Perfect for the outdoor enthusiasts





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



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



National Land Realty
 170 S. Oates St., Suite 5
 Dothan, AL 36301
NationalLand.com



Jered Mathis
 Office: 334-518-4557
 Cell: 334-796-6320
 Fax: 864-331-1610
jmathis@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.



National Land Realty
170 S. Oates St., Suite 5
Dothan, AL 36301
NationalLand.com



Jered Mathis
Office: 334-518-4557
Cell: 334-796-6320
Fax: 864-331-1610
Jmathis@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.

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.**