



Red Bay Row Crop and Recreational

189 +/- Acres | Franklin County, AL | \$1,215,000



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com



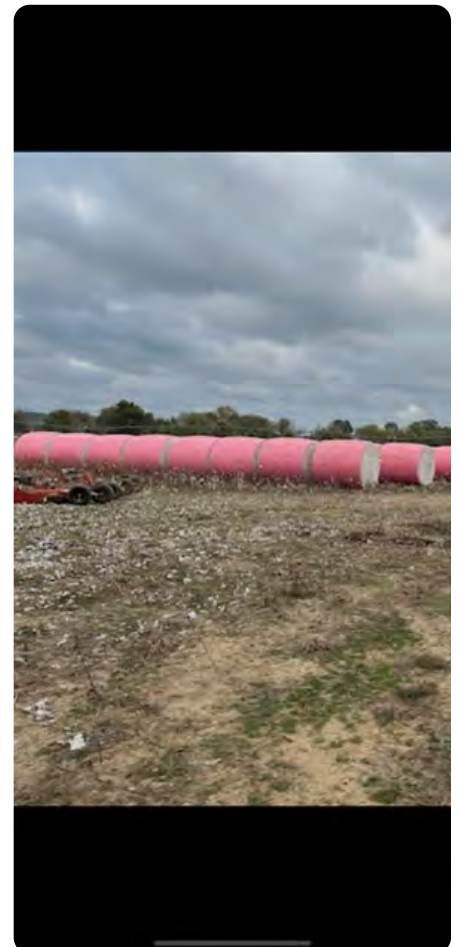
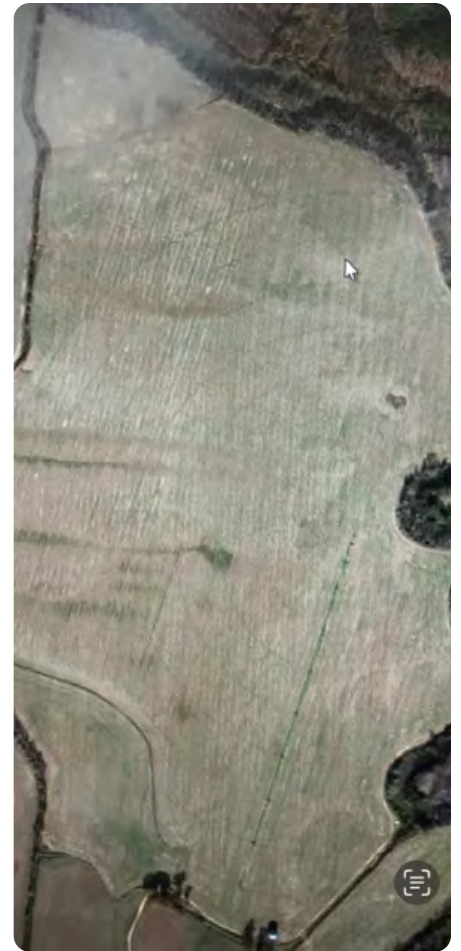
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

Located in the City Limits of Red Bay, Alabama, is this 187-acre row crop farm with approximately one mile of frontage to Bear Creek. The property features 180 acres of tillable ground as determined by crop insurance coverage. The property also features 135 acres under Valley Irrigation System (electric pump), 45 acres system drainage tile, and 54,000 feet of tile installed after the 2024 harvest. The farm has been improved and developed over the last 21 years by the owner and is a good income-producing farm. Bear Creek flows along the eastern and northern line of the property. The recreational value for this property is high, with deer, turkey, and ducks. There is a large population of all the mentioned game, as well as several successful duck impoundments close by the property. There is a nice, tiny home by the creek that will be sold separately. Not many tracts like this one come along very often; a must-see! Call Dale Jeffreys at National Land for a private showing.



ACREAGE BREAKDOWN

180 +/- acres of tillable ground, the rest in timber and creeks.

ADDRESS

844 Hester Ave.
Red Bay, AL 35582

TAXES

\$635/year (2024)

PARCEL #/ID

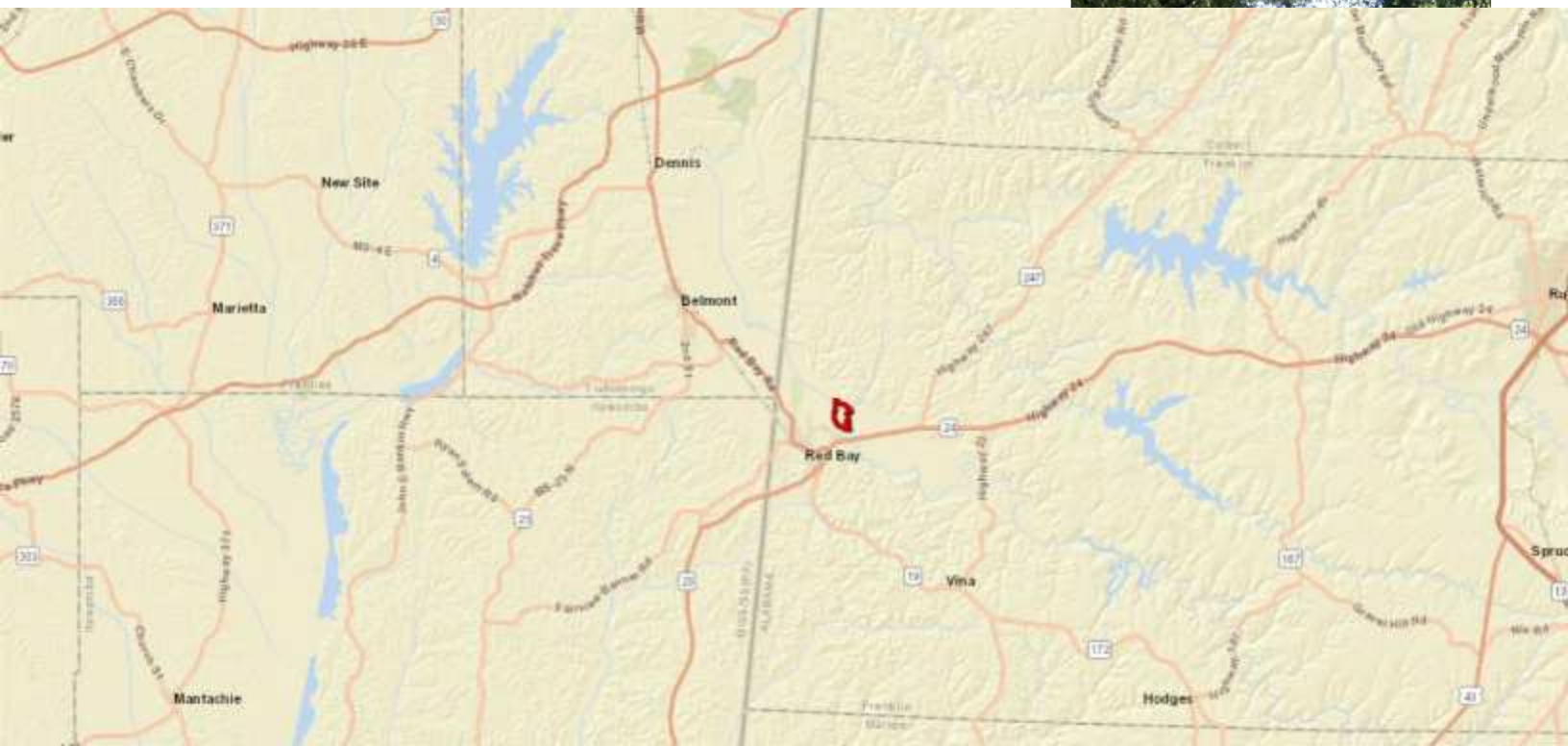
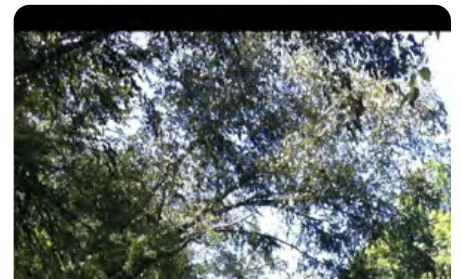
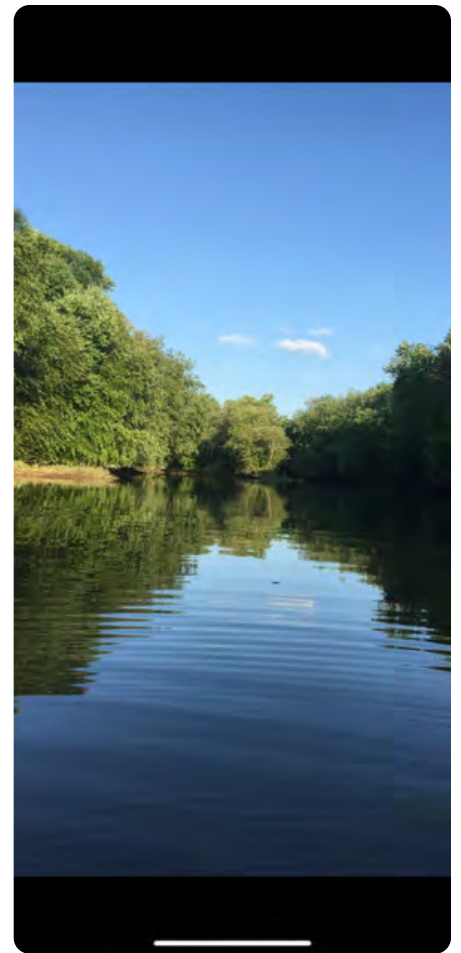
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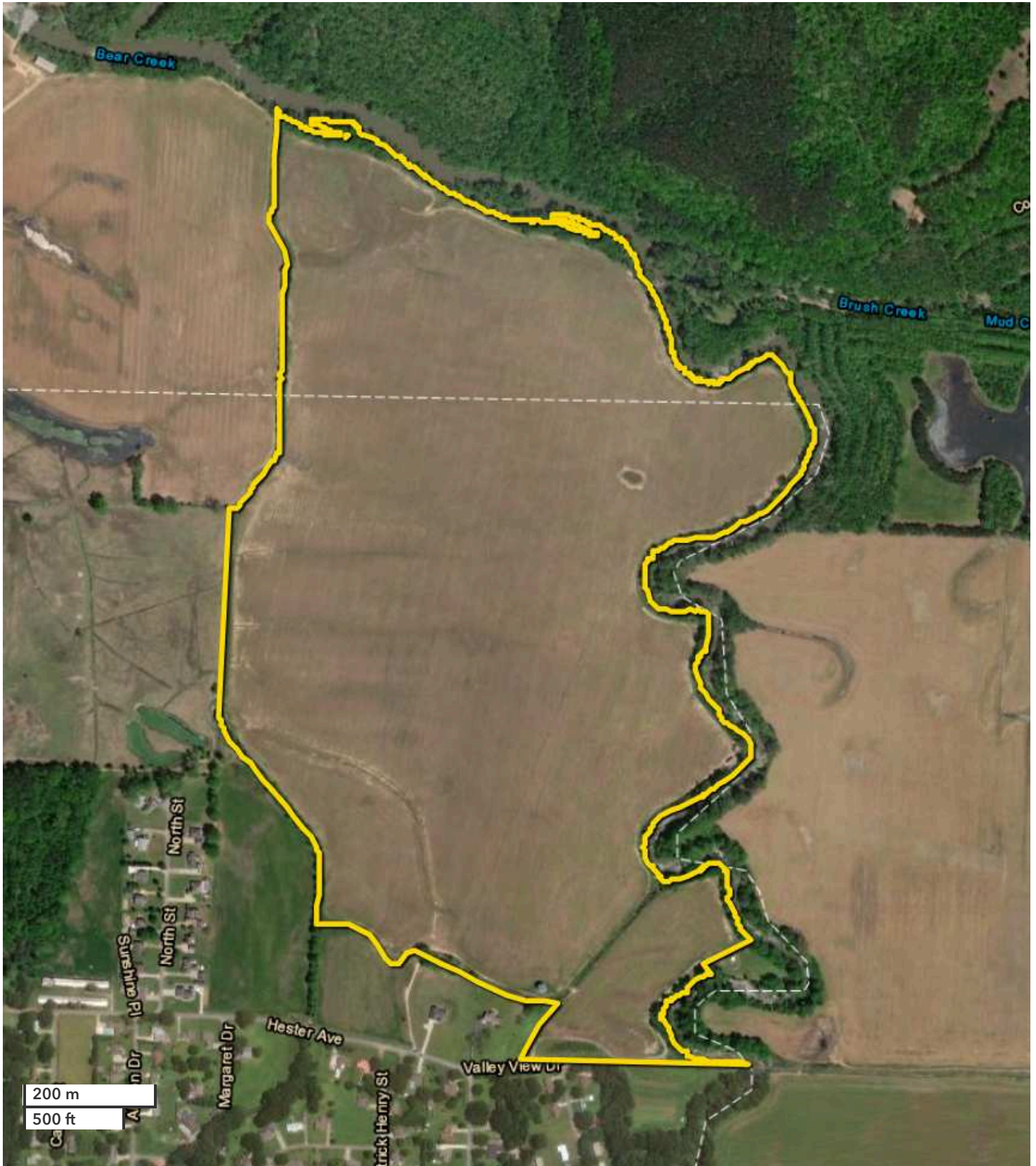
LOCATION

Traveling west on hwy 24 coming into Red Bay, Turn Rt on McCarthy Drive, at the end of McCarthy Drive the property will be in front of you.

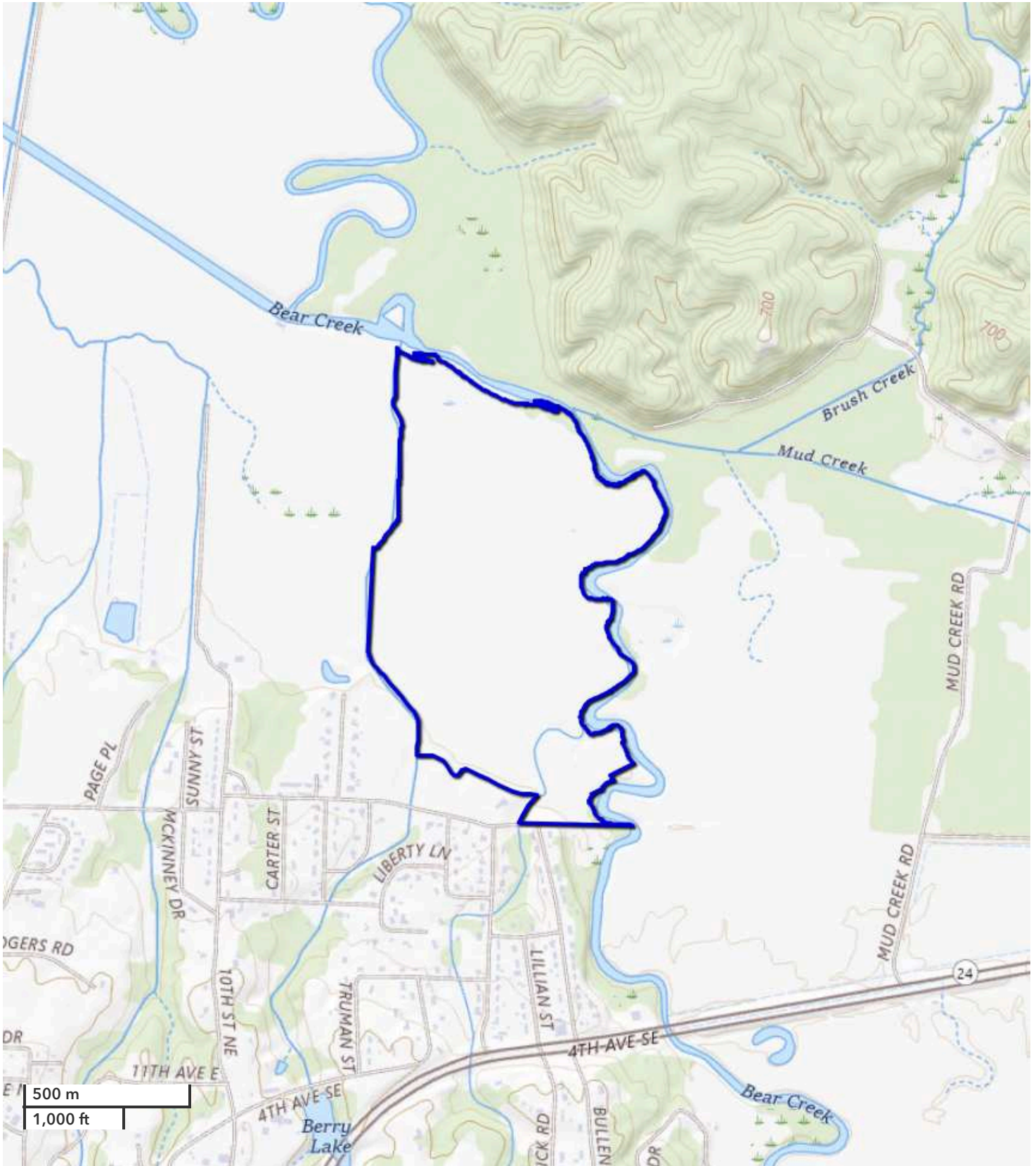
PROPERTY HIGHLIGHTS

- Great income-producing farm
- 180 acres of tillable ground
- Approximately one mile of frontage to Bear Creek
- High recreational value; deer, ducks, turkey, and dove
- Irrigated farm
- Improved and developed over the past 21 years
- Tiny home/cabin on property sold separately





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.**