



# Hamilton Homesite Hunting and Timber Investment

100 +/- Acres | Marion County, AL | \$150,000



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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 just outside of Hamilton in Marion County, this 100± acre property offers a great blend of investment potential and recreational opportunity. The timber was clear-cut in 2019 and site-prepped before being replanted with loblolly pines in 2020. The tract has paved frontage on County Road 42 and access to both power and water, providing good public access and utilities for future construction. An existing concrete slab at the entrance marks the site of a former structure and offers a solid foundation for a home, camphouse, or pole barn. A cleared food plot adds to the property's appeal for hunting and wildlife, making this an excellent spot for a weekend retreat or long-term land investment. Whether you're looking to build, hunt, or grow timber, this property has the potential to support your goals.



**ACREAGE BREAKDOWN**

100 +/- acres of loblolly pine  
plantation (2020)

**ADDRESS**

0 County Road 42  
Hamilton, AL 35570

**TAXES**

\$175/year (2024)

**PARCEL #/ID**

49 15 02 09 0 000 007.000, 49 15 02  
09 0 000 007.003, 49 15 05 16 0 000  
004.001

**LOCATION**

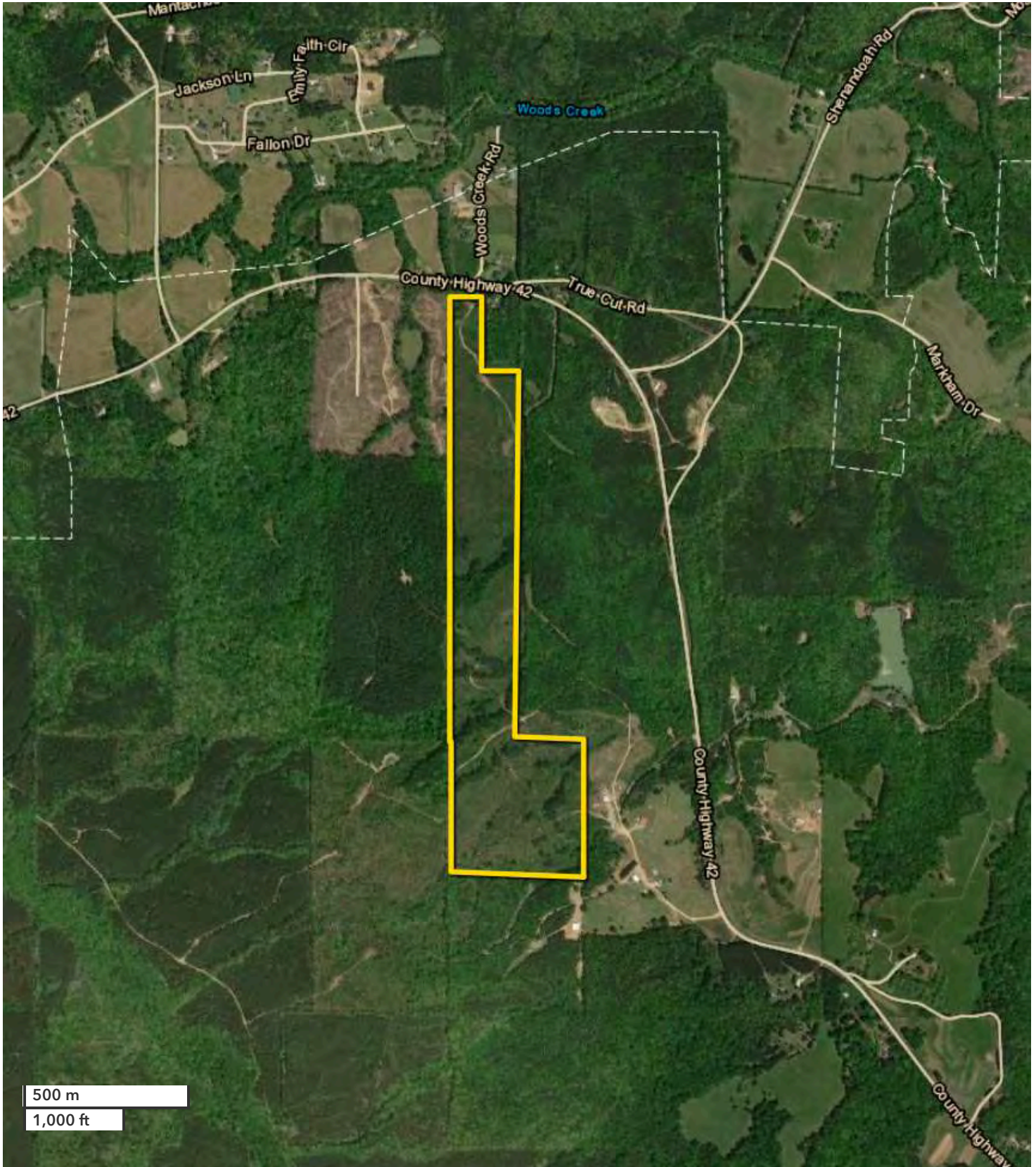
Call for directions.

## PROPERTY HIGHLIGHTS

- 100 +/- acres of professionally planted and managed loblolly pine (2020)
- Paved county road access
- Power and water at the county road
- Existing food plot
- Existing concrete slab, perfect for a pole barn, shop, or home foundation
- Located minutes from downtown Hamilton
- Located less than an hour from Muscle Shoals, Jasper, and Tupelo

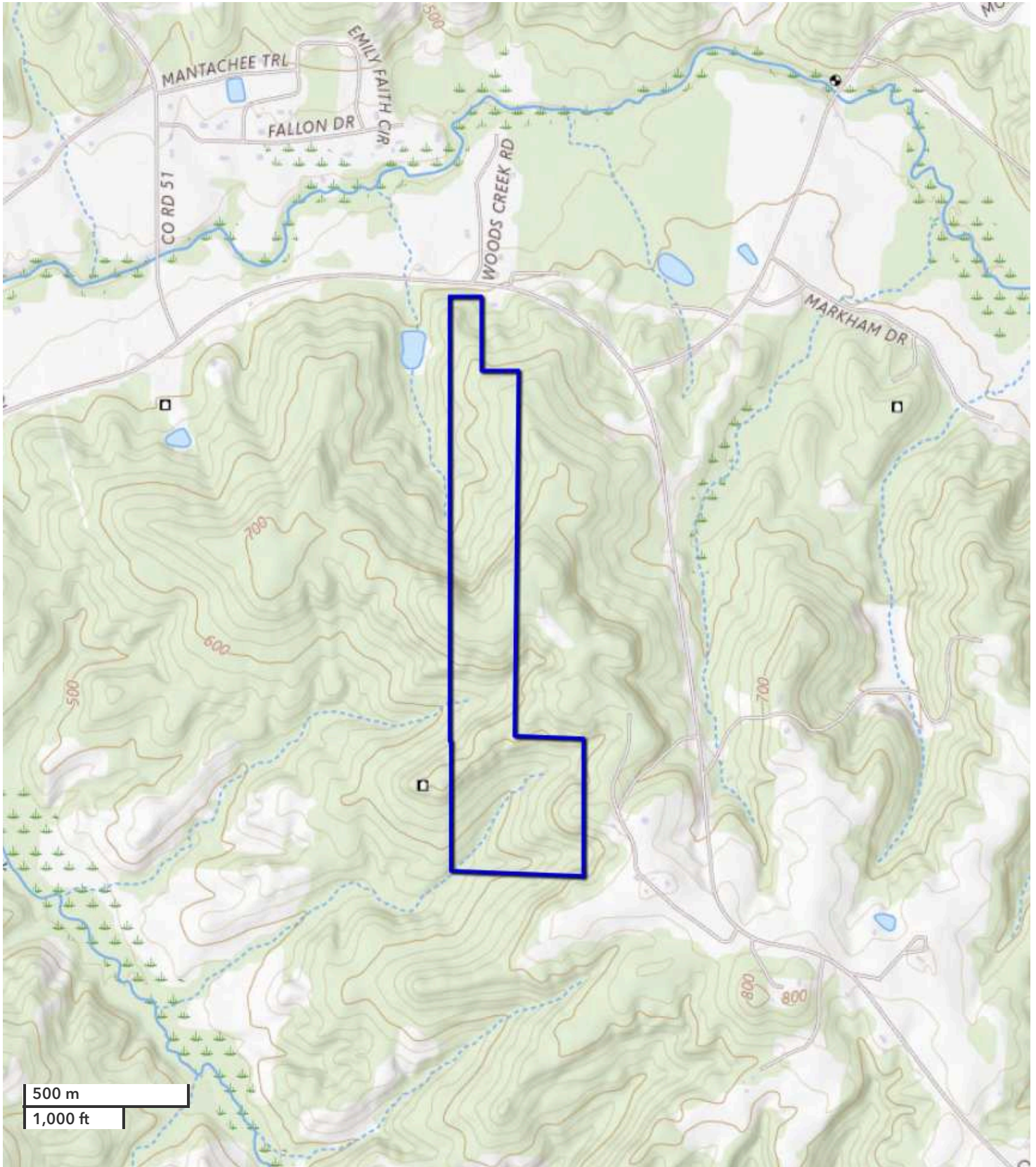






*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*





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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.**