



212 Leatherwood Drive

5 +/- Acres | Marengo County, AL | \$269,000



National Land Realty
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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

Tucked away in a peaceful rural setting, yet just minutes from modern conveniences, this charming 1.5-story home offers the perfect blend of tranquility and accessibility.

Features include an open floor plan with an expansive living area that is perfect for entertaining, chef's kitchen designed with premium finishes and ample workspace, a luxurious master bath which includes split vanities, walk in shower, tub, and large, walk-in closet, mudroom with full bath and washer/dryer, and two upper level bedrooms!

Outside, a spacious full-length deck offers ample outdoor living space, while a large covered parking area provides ample protection from the elements for multiple vehicles. The backyard is large and picturesque, with plenty of room for outdoor activities, a garden, and more.

If you're seeking space, peace, and a beautiful place to call home, this property delivers it all!



ACREAGE BREAKDOWN

5 acres of residential land with home, garage, and shop

PARCEL #/ID

48 06 07 25 0 000 009.019

ADDRESS

212 Leatherwood Drive
Linden, AL 36748

LOCATION

From Demopolis:

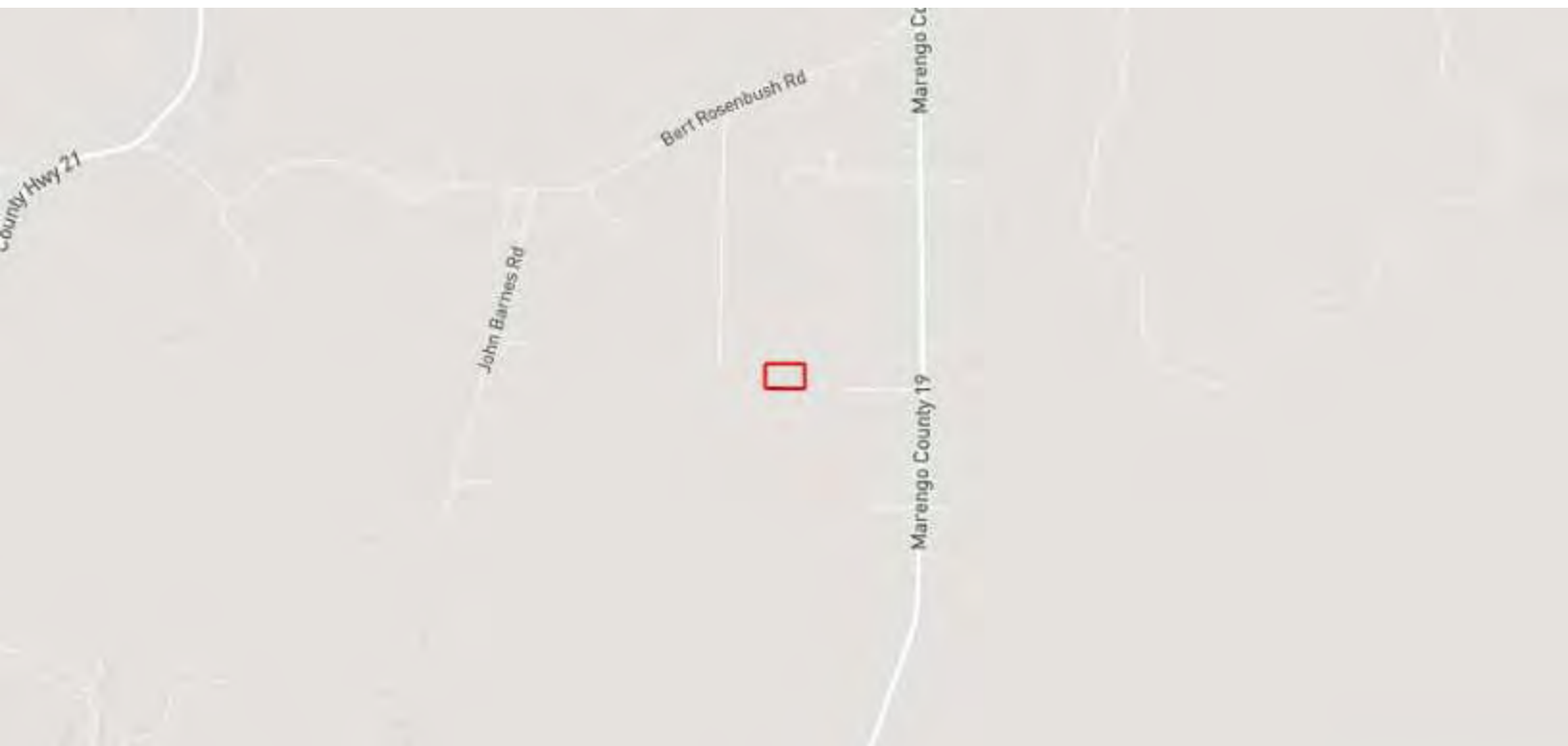
Turn onto Jefferson Rd and go 3.2 miles, keep left and continue on Co Rd 19/Co Rd 21 for 3.5 miles, then turn right onto Leatherwood Drive. The property is straight ahead in .3 miles

TAXES

\$767/year (2024)

PROPERTY HIGHLIGHTS

- 1.5 Story home on 5 acres
- Chef's kitchen designed with premium finishes and ample workspace
- Luxurious master bath which includes split vanities, walk in shower, tub, and large, walk-in closet
- Mudroom with full bath and washer/dryer
- A spacious full-length deck offers ample outdoor living space
- Large covered parking area provides ample protection from the elements for multiple vehicles
- Large and picturesque backyard with plenty of room for outdoor activities, a garden, and more





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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.**