



Aliceville Hunting, Recreation, Timber & Farm Tract

320 +/- Acres | Pickens County, AL | \$1,300,000



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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

☒☒ Turnkey Hunting & Timber Tract – Aliceville, AL ☒☒

This is one of the top hunting and timber tracts to hit the market in years — **loaded with deer, turkey, dove, and quail**. Just under an hour from Tuscaloosa and packed with features:

- ☒ 9 food plots with shooting houses
- ☒ ¾ mile of creek frontage
- ☒ Dozens of fruit & sawtooth trees
- ☒ Thriving turkey & deer populations (trail cam verified!)
- ☒ Great internal road system
- ☒ 48'x36' equipment barn
- ☒ Power on-site, water at road – ready to build!
- ☒ Excellent site for a lake

Land Composition (approx.):

- 120± ac of 20+ yr pine (35± ac thinned)
- 30± ac of 10+ yr pine
- 35± ac row crop
- 15± ac hay field
- 18± ac food plots



ACREAGE BREAKDOWN

320+- acres of pine plantation, hardwood and natural timber, food plots, row crop and hay field.

ADDRESS

0 Hwy 14
Aliceville, AL 35442

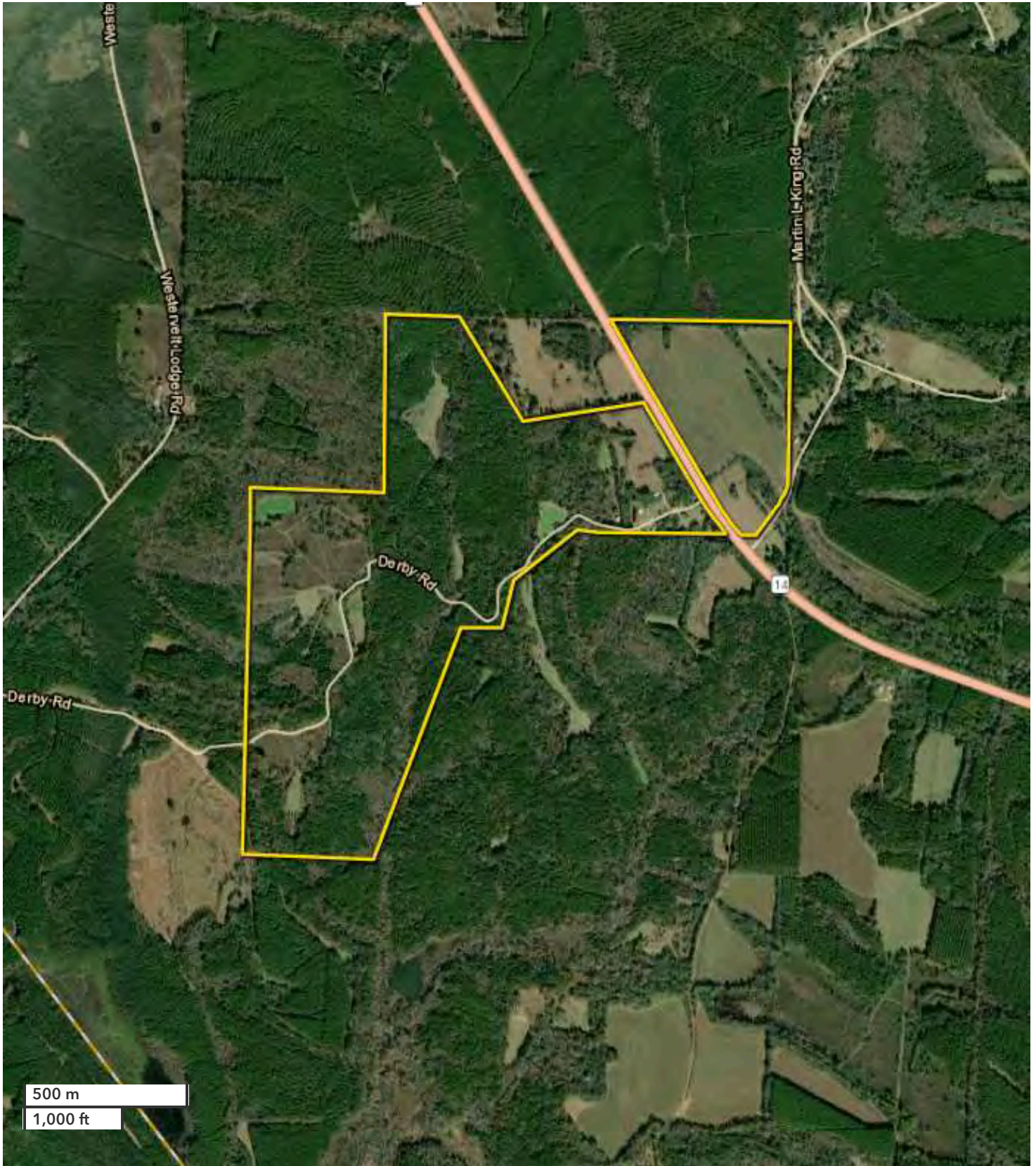
LOCATION

From Aliceville, turn right onto AL-14 W and go 5.7 miles. Property gate on left.

PROPERTY HIGHLIGHTS

- Turnkey hunting property with outstanding deer, turkey, dove, and quail hunting
- 9 established food plots with shooting houses in place
- Dozens of fruit and sawtooth oaks for enhanced wildlife attraction
- 48'x36' equipment barn for storage and shelter
- Utilities already on-site
- Creek frontage with suitable site for large lake
- Excellent internal road system for easy access across the tract
- Marketable timber
- Paved road frontage
- Great mix of habitat – pine plantation, hardwoods, row crop, hay field, and food plots



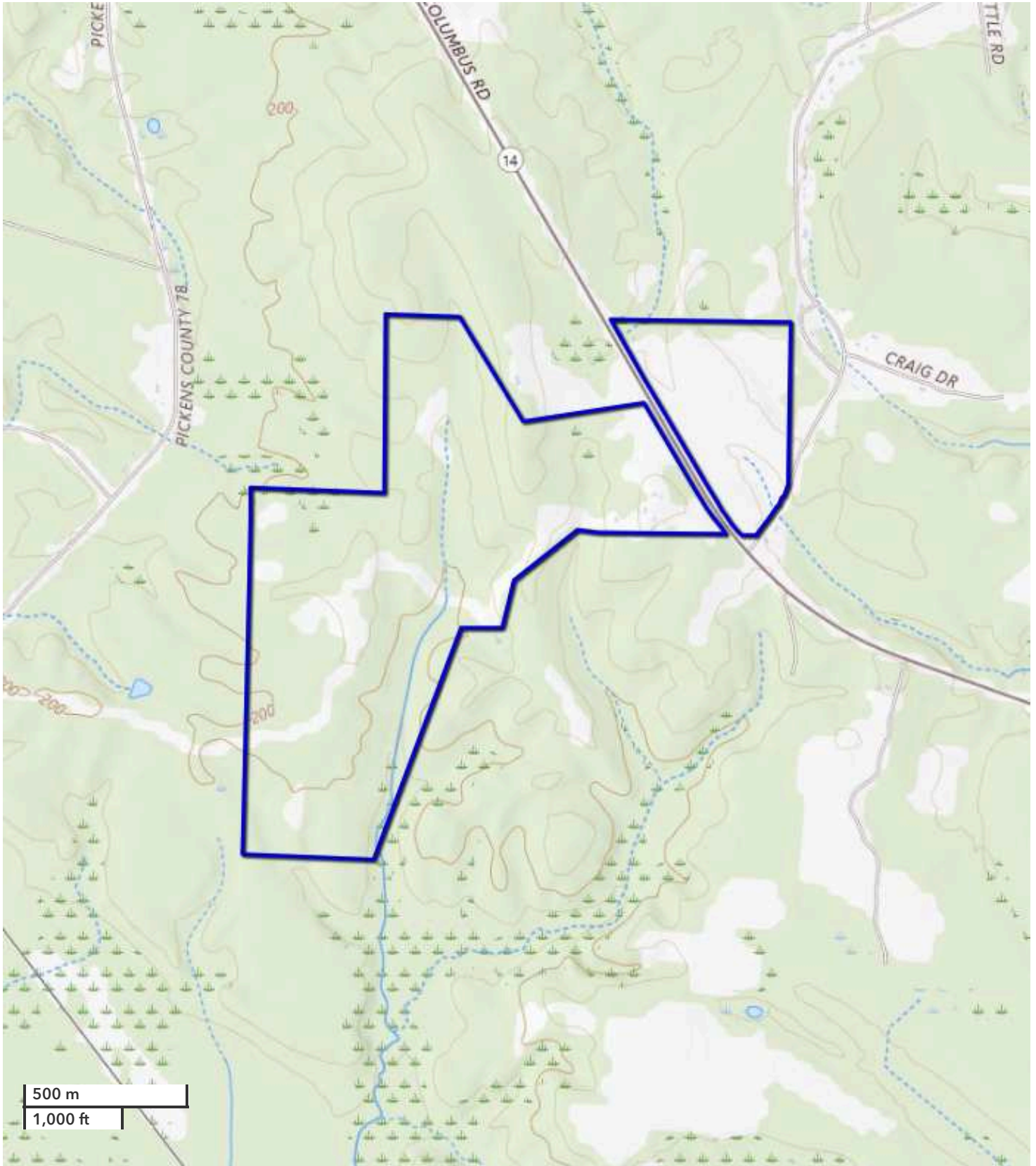


All boundary lines noted in pictures, aerals or maps should be considered estimates and not relied on as legal documents or descriptions.



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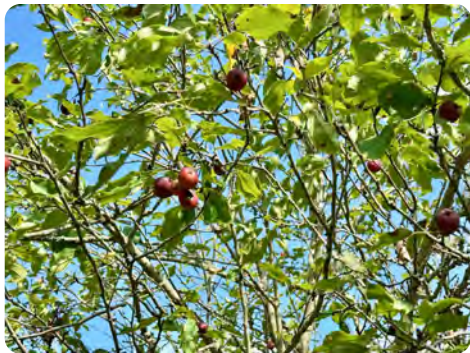
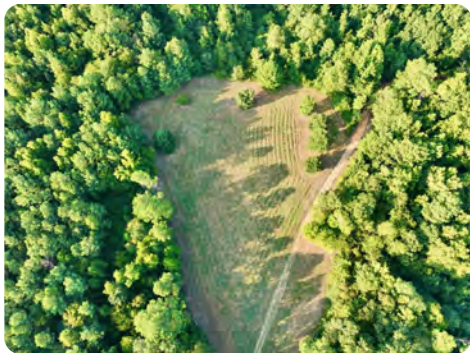


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**