



Hamilton Hunting and Timber Investment

108 +/- Acres | Marion County, AL | \$302,400



National Land Realty
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com



John Ross Havard
Office: 205-606-5493
Cell: 205-300-5007
Fax: 864-331-1610
Jrhavard@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

This property is made up of approximately 127 +/- acres of merchantable pine and hardwood timber on rolling sandy gravel hills at the headwaters of Watts Creek. County Road 25 divides the property with an old farmhouse and outbuilding on 18 acres to the West and roughly 109 acres of timber to the East. There is a good internal road system that has recently been maintained so that you can access the entire property in a pickup or ATV. There are a couple of spots that could easily be converted to food plots with minimal effort. The old farmhouse would need a lot of work to make a usable hunting camp or could be torn down to make room for new construction or a mobile home with utilities in place. The area is known to produce big bucks and within a few hours, there was a young bachelor group visiting our bait site. Call today to schedule a tour!



ACREAGE BREAKDOWN

108 +/- acres of mixed pine and hardwood timber

ADDRESS

1423 Co Hwy 25
Hamilton, AL 35570

TAXES

\$387/year (2023)

PARCEL #/ID

49 09 04 20 0 000 004.000

LOCATION

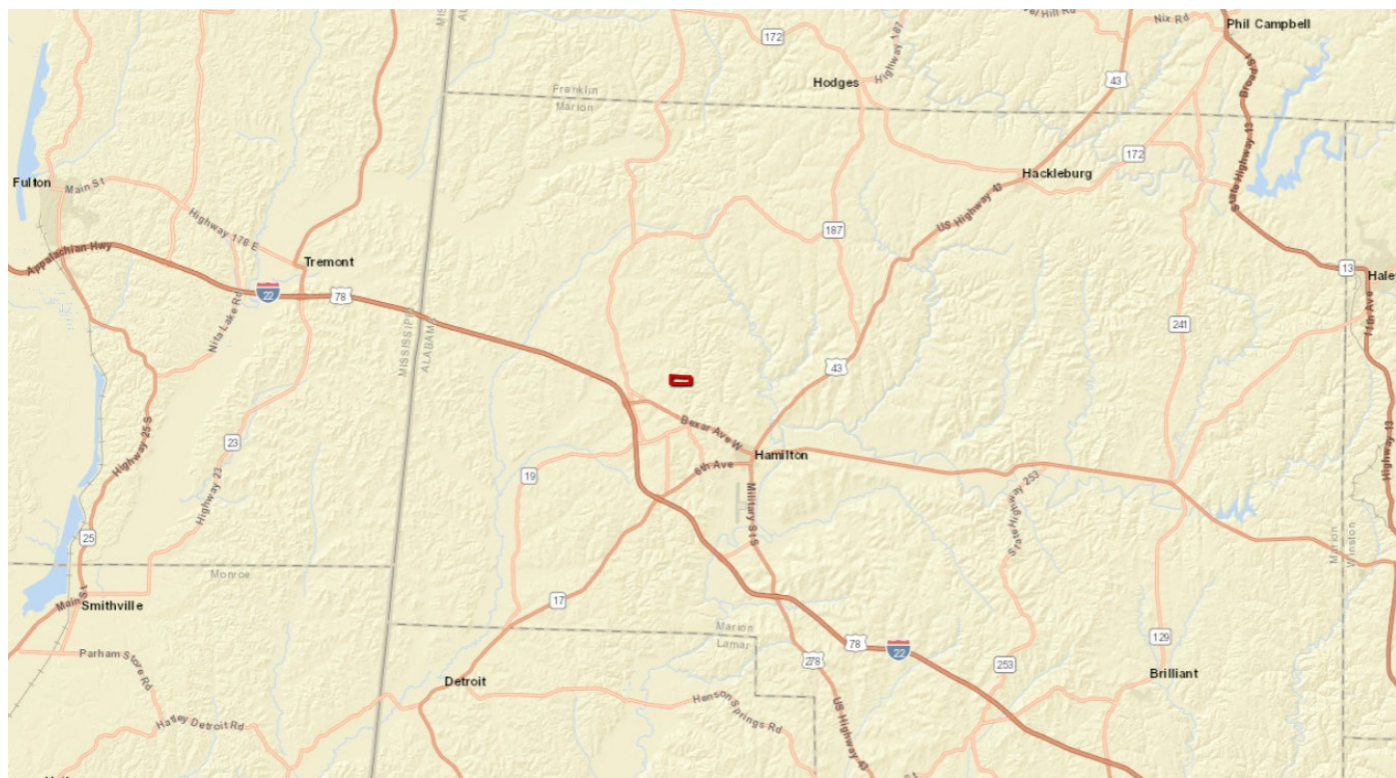
Call for directions

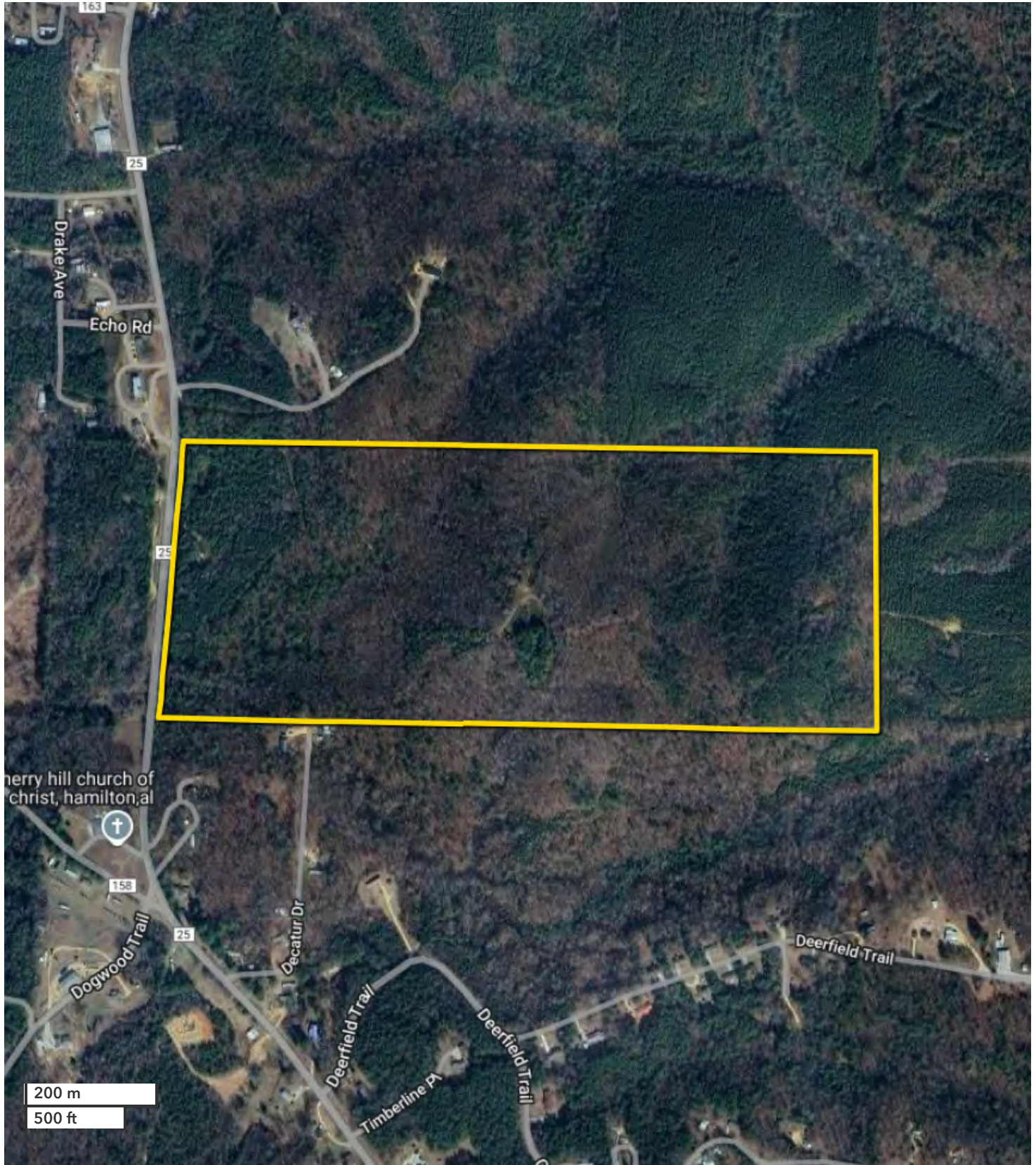
PROPERTY HIGHLIGHTS

- 127 +/- acres of merchantable timber
- Mast producing oaks
- Good internal road system
- Utilities on site
- Paved county road frontage
- Minutes to downtown Hamilton
- About 40 Miles to Tupelo, 50 miles to Jasper and 50 miles to Muscle Shoals

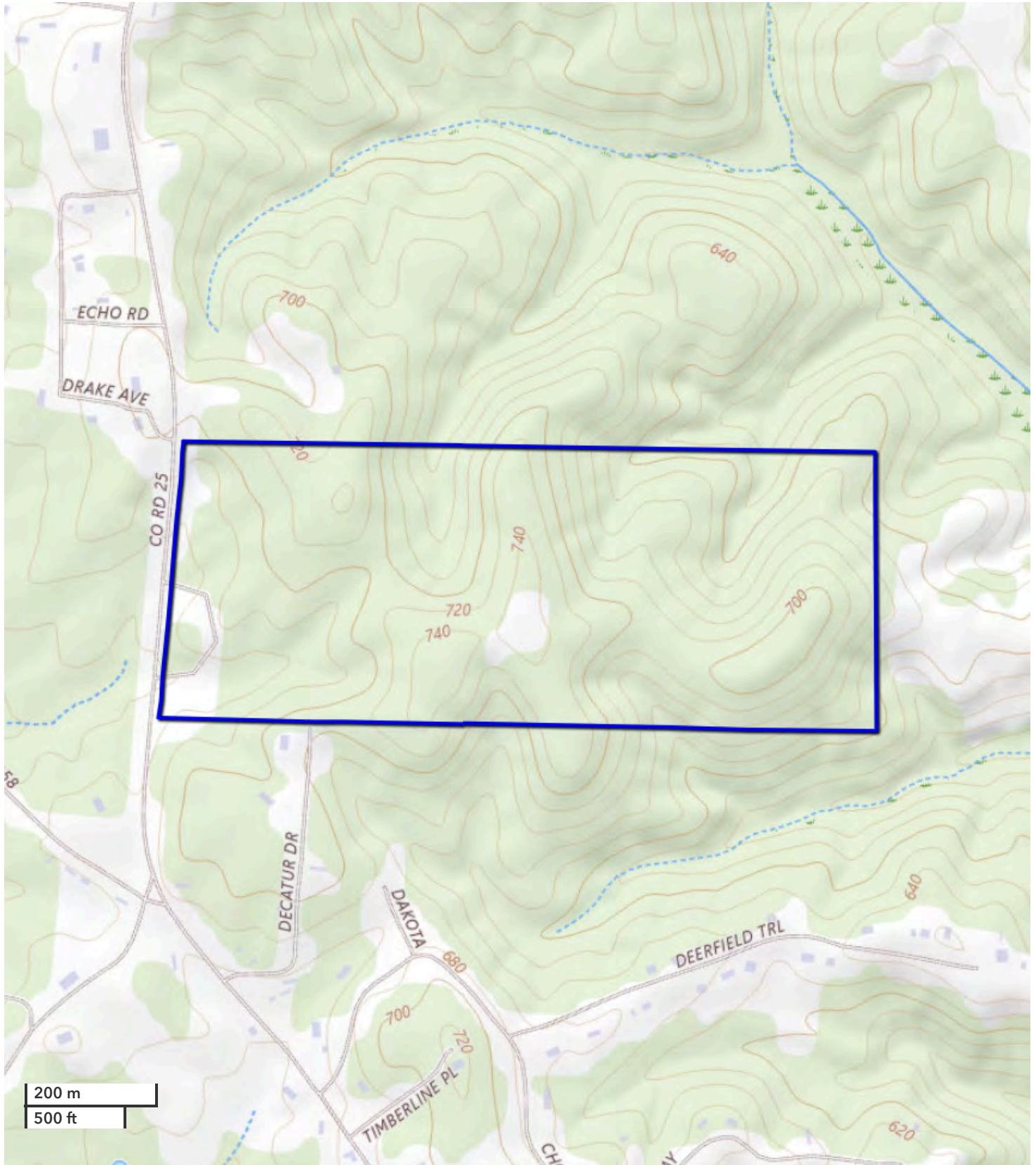


nationalland.com/listing/watts-creek-recreation-and-timber-property





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**

National Land Realty
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com



John Ross Havard
Office: 205-606-5493
Cell: 205-300-5007
Fax: 864-331-1610
Jrhavard@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
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com



John Ross Havard
Office: 205-606-5493
Cell: 205-300-5007
Fax: 864-331-1610
Jrhavard@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**

National Land Realty
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com



John Ross Havard
Office: 205-606-5493
Cell: 205-300-5007
Fax: 864-331-1610
Jrhavard@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.**