



Pleasant Hill Timber and Recreational Property

39 +/- Acres | Marion County, AL | \$97,500



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PROPERTY SUMMARY

The Pleasant Hill Timber and Recreational tract is an affordable 39-acre property, ideally located between Hamilton and Hackleburg, Alabama. It offers a prime opportunity for both investment and recreation. The land features a 15-year-old stand of planted pines, which have exceptional growth and are now ready to thin, providing immediate income potential. The property is perfect for timber investment, with the pine trees poised to offer long-term value.

For outdoor enthusiasts, this property provides excellent hunting opportunities with abundant deer and turkey. The remote, peaceful setting makes it an ideal weekend getaway or the perfect spot for building a new home. With its serene atmosphere, you can enjoy the beauty of nature while staying close to nearby towns for essential services.

Recreational opportunities abound, with ample space for horseback riding, ATV riding, hiking, and camping. The varied terrain allows for a variety of activities, whether you're looking to explore the land or simply relax in the tranquility of the countryside. This property is versatile and offers an excellent balance of recreational enjoyment, investment potential, and peaceful living. Whether you're looking for a retreat or a place to build your dream home, this property provides it all.



ACREAGE BREAKDOWN

15 year old planted pine =
Approx. 35.2 acres

Mature upland hardwood =
Approx. 3.8 acres

ADDRESS

000 Pleasant Hill Road
Hackleburg, AL 35564

TAXES

\$99/year (2023)

PARCEL #/ID

49 10 06 13 0 000 010.000

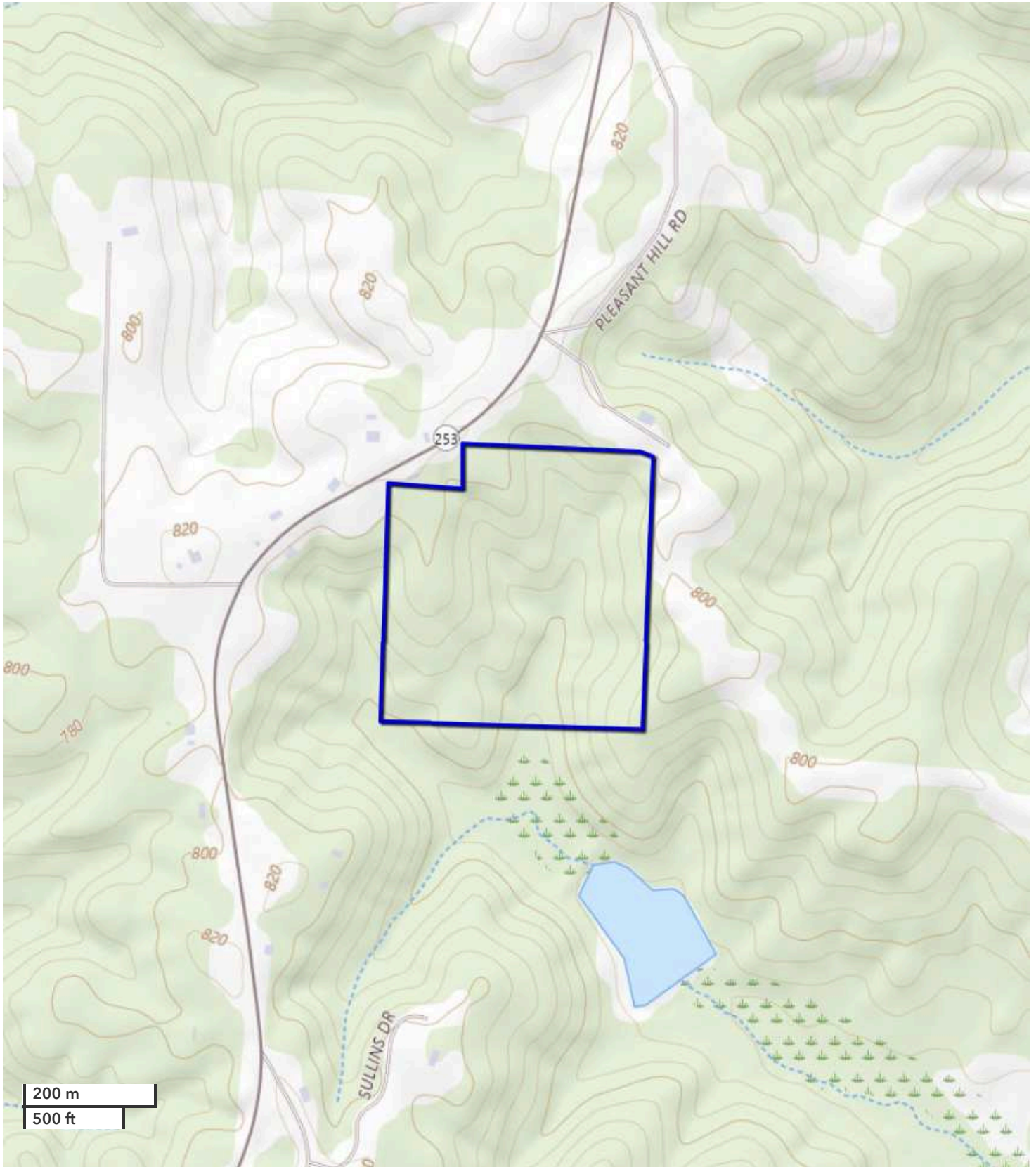
PROPERTY HIGHLIGHTS

- Timber
- Pine plantation
- Planted pine
- Hunting
- Deer
- Turkey
- Horseback riding
- ATV riding





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.**