



Pushmataha Plantation

240 +/- Acres | Choctaw County, AL | \$2,225,000



National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com

Jason Abrams
Office: 334-489-5876
Cell: 334-216-0690
Fax: 888-672-1810
Jabrams@nationalland.com

Mitchell Jones
Office: 205-551-8982
Cell: 205-529-5500
Fax: 888-672-1810
Mjones@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

Located in Choctaw County, Alabama, Pushmataha includes 240+- acres of lush wildlife habitat managed to ensure hunters have an opportunity to harvest a trophy animal whether that trophy be a whitetail deer, Eastern turkey or a wild boar. Additionally, 2,500+- acres of leased land can continue to be rented by the new owner.

The “Chief’s Lodge,” a 12,000 square foot building constructed in 2007, features a 2,700 square foot great room as well as 15 private rooms and baths. The “Chief’s Lodge” overlooks the fully-stocked private lake and features a 900 square foot commercial kitchen where the staff prepare Southern style meals daily.

Adjacent to the Chief’s Lodge is the “Scout Cabin” which was constructed circa 1900. The Scout Cabin has been refurbished to provide guests with all the comforts of home without compromising the integrity and craftsmanship of the original structure.

Located just off Alabama Highway 10 and only minutes away from nearby Meridian, MS, Pushmataha



ACREAGE BREAKDOWN

240+- Acres of timberland with improvements and lake

ADDRESS

0 JAMES DR
Lisman, AL 36912

LOCATION

Call listing agent for directions from your location

PROPERTY HIGHLIGHTS

- 12,000 Square foot "Chief's Lodge" with 15 private bed/baths
- Stocked lake
- "Scout Cabin" that was constructed circa 1900 but thoughtfully refurbished to maintain rustic charm
- 2,500+- Acres of leased land that provides new owner the ability to continue commercial operation
- The improvements provide ample space for corporate retreats, luncheons, and private events

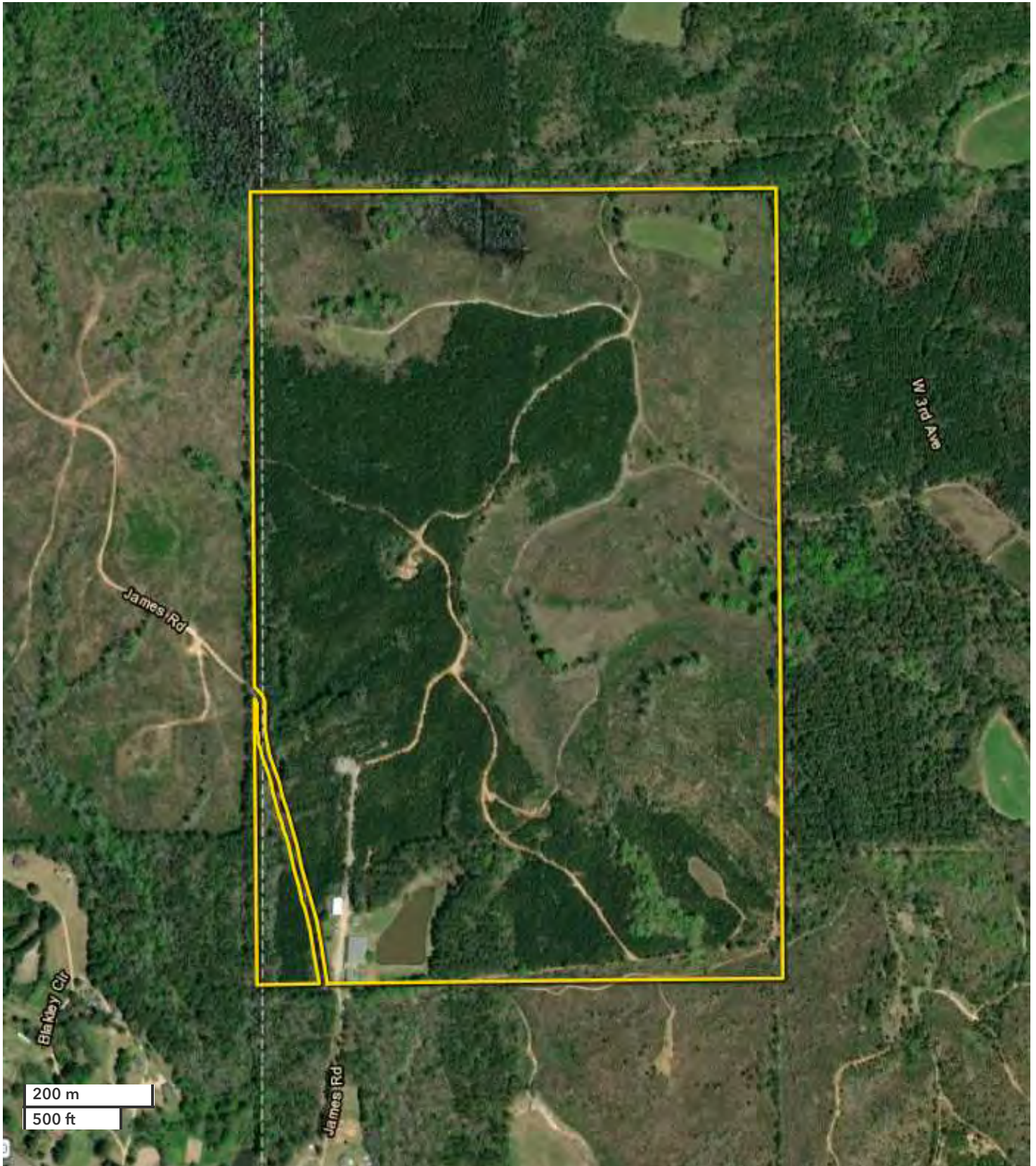




JASON ABRAMS
Land Professional
jabrams@nationalland.com
Mobile: 334-216-0690
Office: 334-489-5876
Fax: 888-672-1810

MITCHELL JONES
Land Professional
mjones@nationalland.com
Mobile: 205-529-5500
Office: 205-551-8982
Fax: 888-672-1810

Pushmataha Plantation
Choctaw County, AL
240 +/- Acres



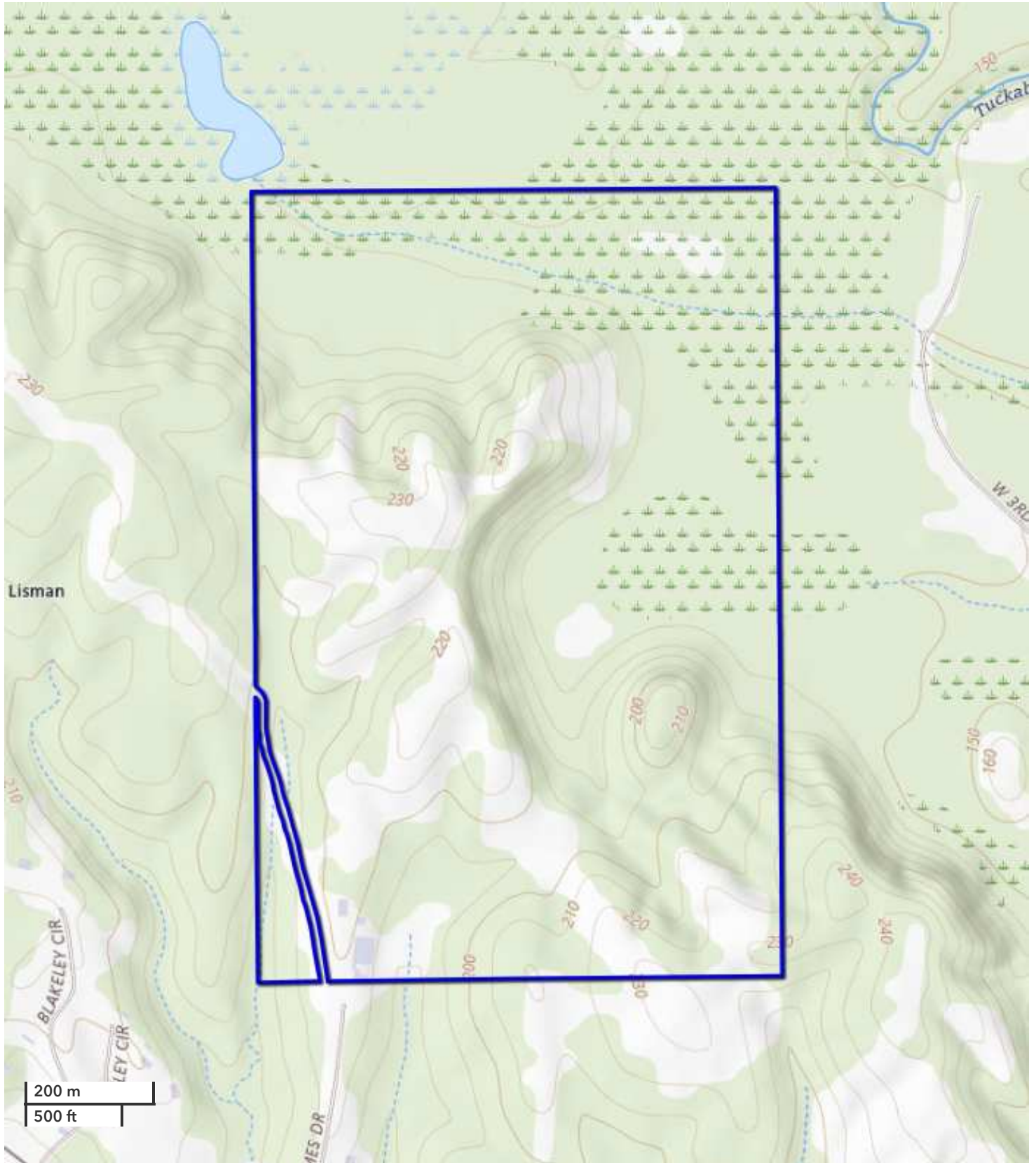
All boundary lines noted in pictures, aerals or maps should be considered estimates and not relied on as legal documents or descriptions.



JASON ABRAMS
Land Professional
jabrams@nationalland.com
Mobile: 334-216-0690
Office: 334-489-5876
Fax: 888-672-1810

MITCHELL JONES
Land Professional
mjones@nationalland.com
Mobile: 205-529-5500
Office: 205-551-8982
Fax: 888-672-1810

Pushmataha Plantation
Choctaw County, AL
240 +/- Acres



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
 9 N. Conception St.
 Mobile, AL 36602
NationalLand.com

Jason Abrams
 Office: 334-489-5876
 Cell: 334-216-0690
 Fax: 888-672-1810
Jabrams@nationalland.com

Mitchell Jones
 Office: 205-551-8982
 Cell: 205-529-5500
 Fax: 888-672-1810
Mjones@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
9 N. Conception St.
Mobile, AL 36602
NationalLand.com

Jason Abrams
Office: 334-489-5876
Cell: 334-216-0690
Fax: 888-672-1810
Jabrams@nationalland.com

Mitchell Jones
Office: 205-551-8982
Cell: 205-529-5500
Fax: 888-672-1810
Mjones@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
 9 N. Conception St.
 Mobile, AL 36602
NationalLand.com

Jason Abrams
 Office: 334-489-5876
 Cell: 334-216-0690
 Fax: 888-672-1810
Jabrams@nationalland.com

Mitchell Jones
 Office: 205-551-8982
 Cell: 205-529-5500
 Fax: 888-672-1810
Mjones@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.**