



Broad Branch Farm & Timber Tract

310 +/- Acres (\$2,540/acre) | Mobile County, AL | \$787,500



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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

The Broad Branch Farm & Timber tract offers a rare opportunity to own 310 contiguous acres situated near Mobile, Saraland and Citronelle. Conveniently located a short drive from the Hwy 43 corridor, it combines accessibility with the privacy of a farm. The property features an established road system throughout, complemented by multiple food plots for wildlife. A creek runs through the property presenting excellent potential for lake sites. Turkey, deer and ducks are abundant and have been managed to increase game populations. Timber includes longleaf pine plantations, hardwood, and oak ridges, which enhances the property's aesthetics and biological diversity. This tract represents an exceptional chance to own a legacy property within the desirable Mobile/Baldwin region. This tract is protected by a Conservation Easement aimed at protecting this resource for years to come, while allowing hunting, recreation and homesite construction.



ACREAGE BREAKDOWN

310 +/- Acres Timberland

PARCEL #/ID

BB310

ADDRESS

0 Broad Branch Rd.
Chunchula, AL 36521

LOCATION

From I65, take Celeste Rd. North to Henry Davis Rd. Take right on to Henry Davis Rd. Approximately 3 miles on the left is Broad Branch Rd. Proceed down Broad Branch Rd. until the asphalt hits dirt road. Gated entrance on left hand side.

TAXES

\$64/year (2024)

PROPERTY HIGHLIGHTS

- Convenient Location
- Abundant Game and Wildlife
- Home and Barn Site
- Flowing Creek
- Power and Water available

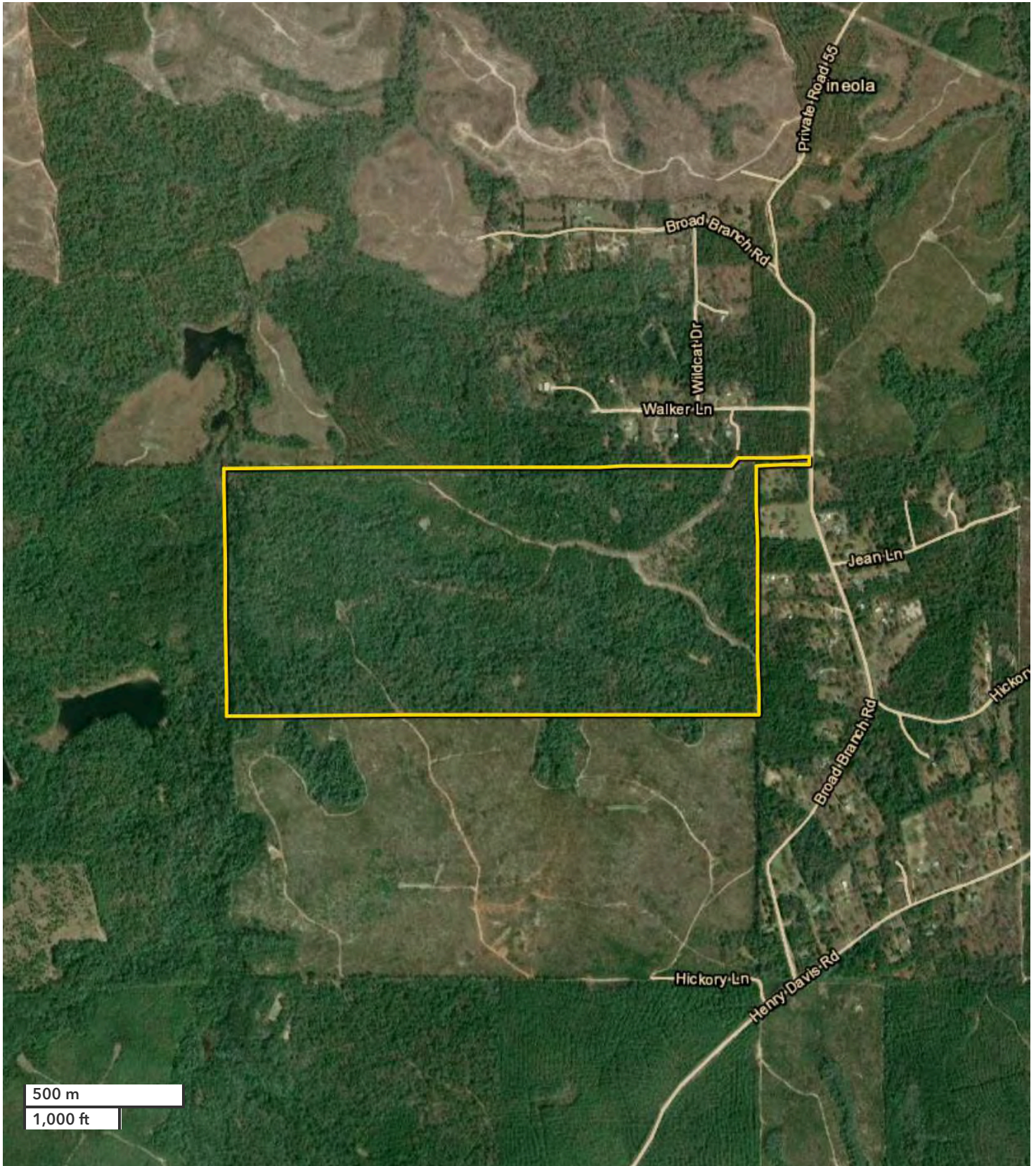




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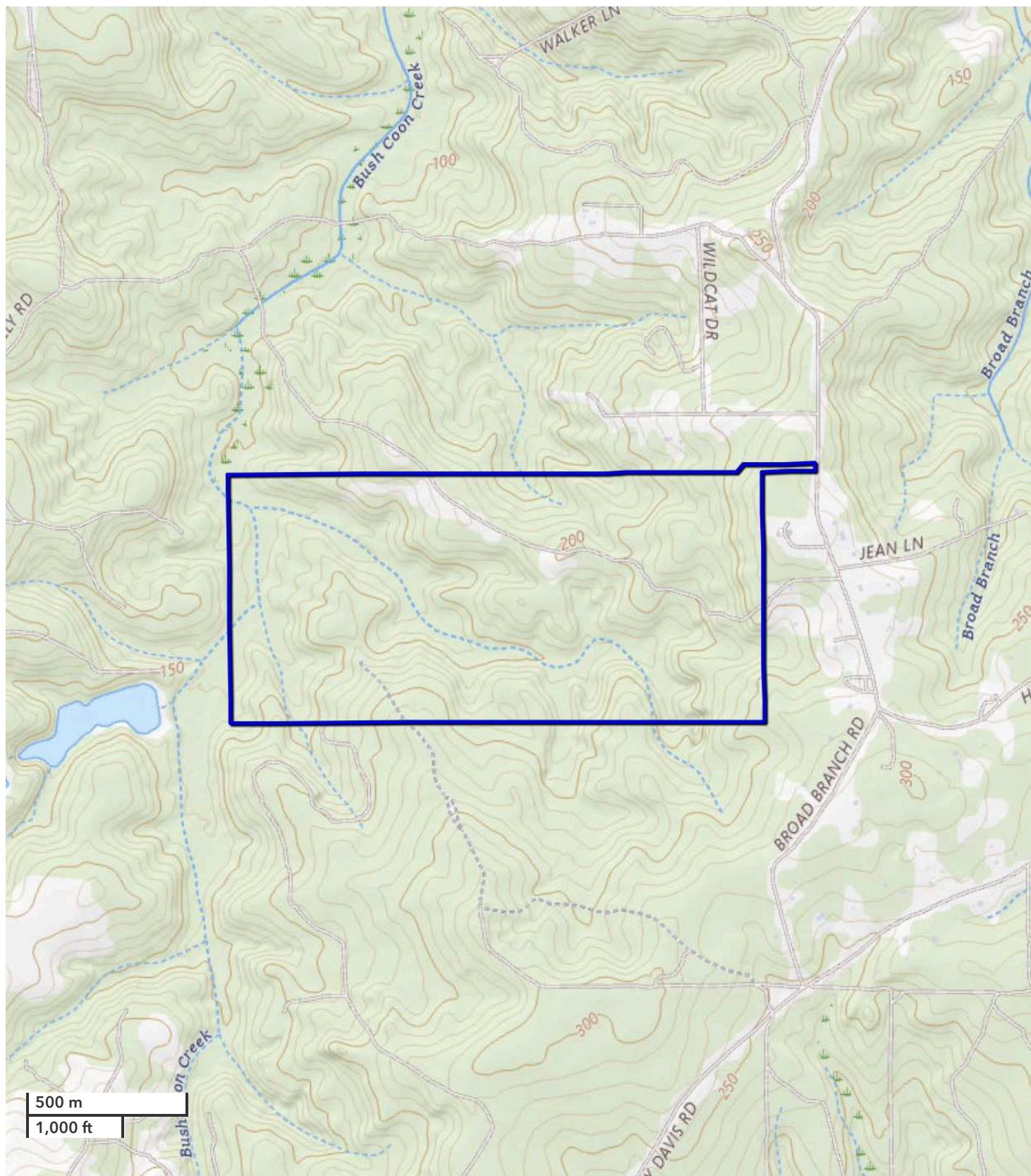
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



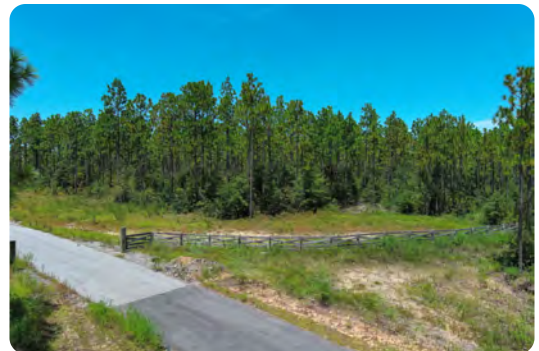
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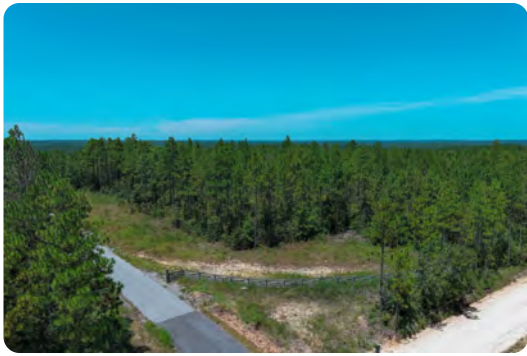


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**