



## Shades Creek Farm

118.88 +/- Acres | Jefferson County, AL | \$1,626,872



**National Land Realty**  
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National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

This property has it all for outdoor enthusiasts. With a diverse landscape & natural features, it offers endless opportunities for recreational activities. Whether you enjoy horseback riding, hunting, fishing, or simply taking in the stunning views, this property has something for everyone. The peaceful setting provides the perfect backdrop for your dream home. With multiple potential building sites, you can choose the perfect spot to take advantage of the views. The mature timber on the property not only adds to the beauty but also provides potential income opportunities. For hunters, this property offers an abundance of wildlife, including deer & turkey. The property is approx. 30 minutes to Birmingham making it convenient for a quick escape into nature. Don't forget about the fishing opportunities on Shades Creek. If you enjoy casting a line there's no shortage of fish to catch. This scenic property offers a unique combination of natural beauty & recreational opportunities.



## ACREAGE BREAKDOWN

118.88+/- Timber, Pasture, Creek

## ADDRESS

8821 Serene Drive  
McCalla, AL 35111

## LOCATION

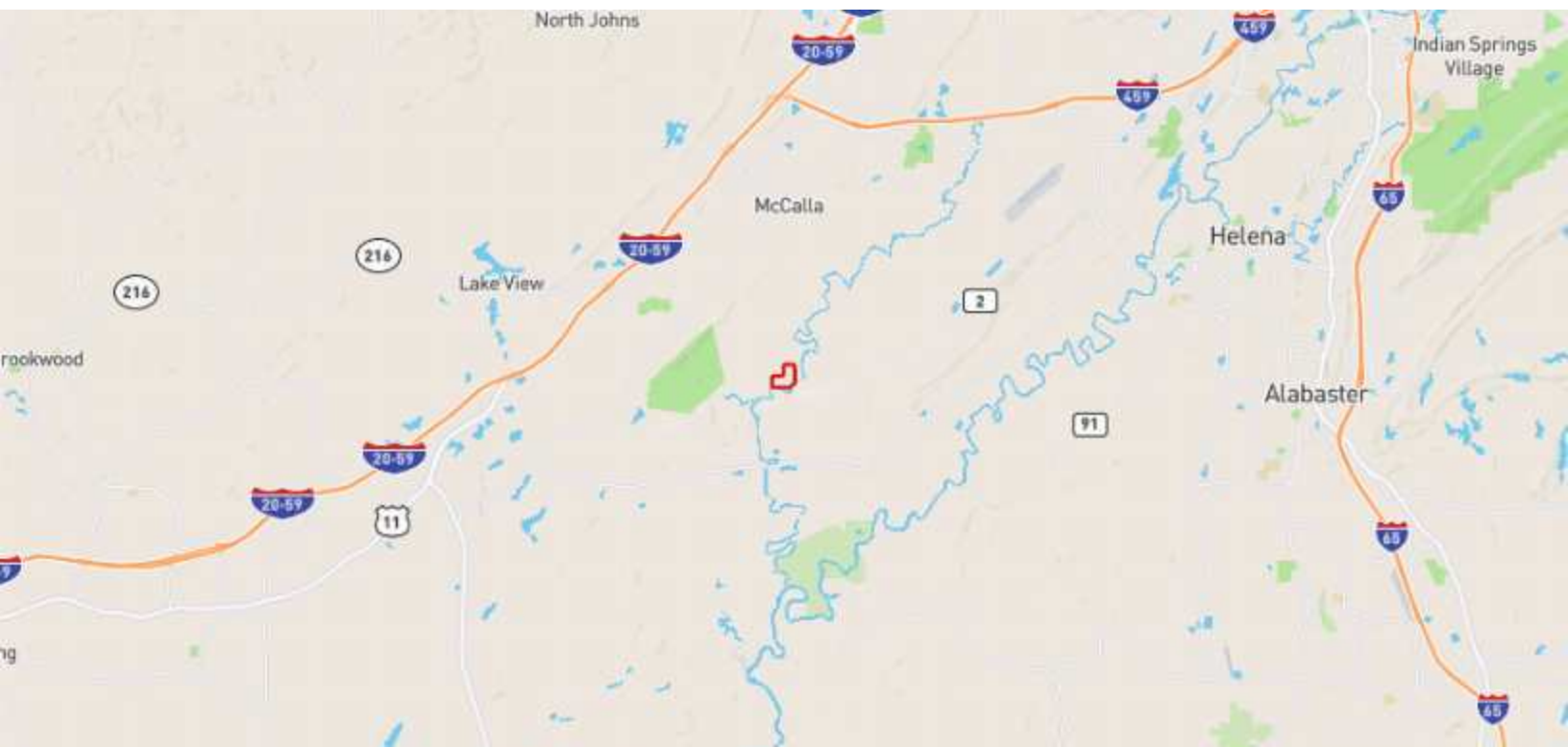
See Agent for details.

## TAXES

\$514/year (2023)

## PROPERTY HIGHLIGHTS

- Approx. 2300 +/- ft of Frontage on Shades Creek
- Underground Power on Property
- Mature Hardwood & Pine Plantations
- Miles of Horse & ATV Trails
- Multiple Homesites
- Established Food Plots
- Multiple Pastures for Horses
- Big Deer & Turkeys
- Approx. 30 Minutes to Birmingham & 45 Minutes to Tuscaloosa





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Shades Creek Farm  
Jefferson County, AL  
118.88 +/- Acres



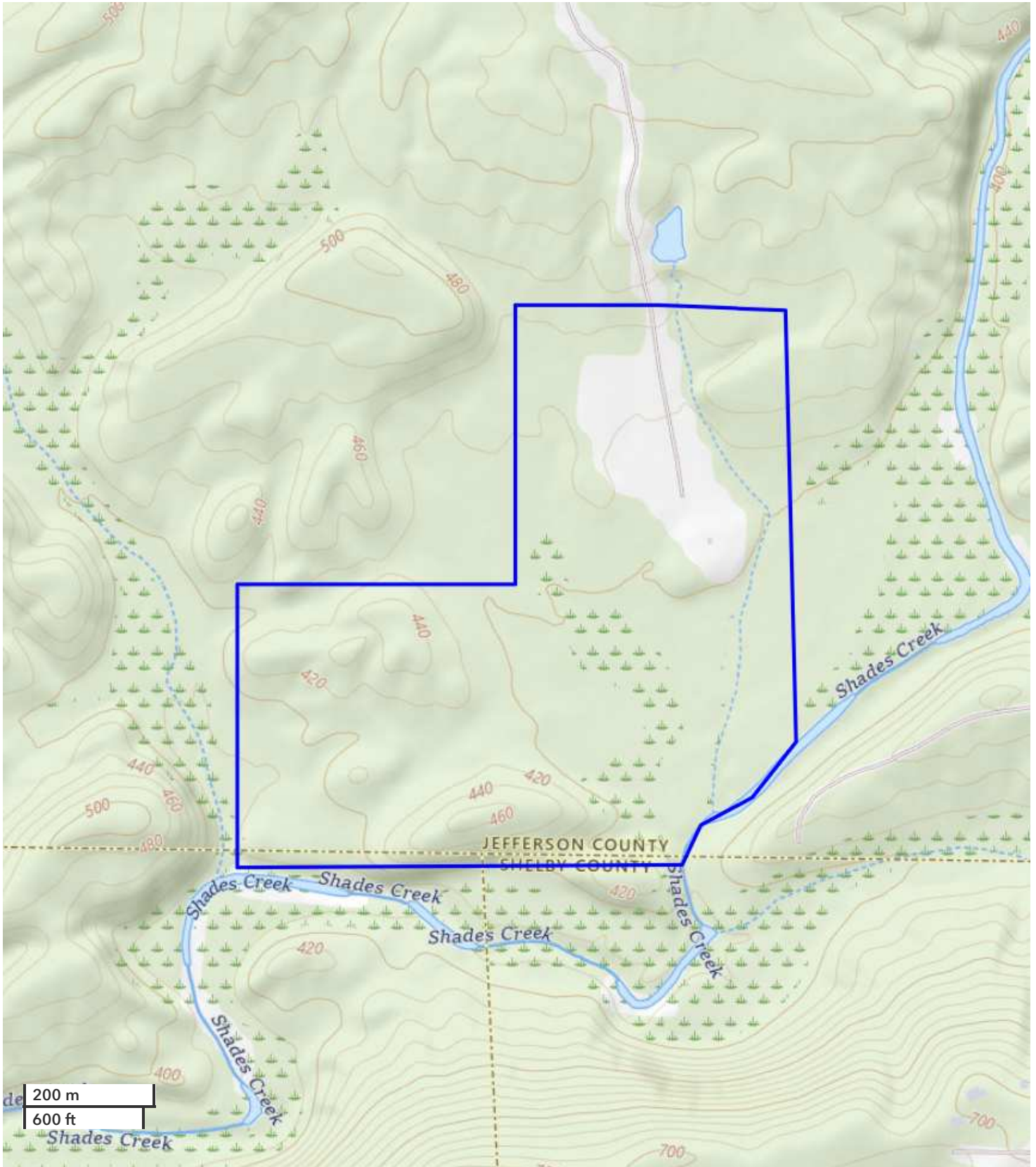
*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*



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Shades Creek Farm  
Jefferson County, AL  
118.88 +/- Acres  
\$1,997,184



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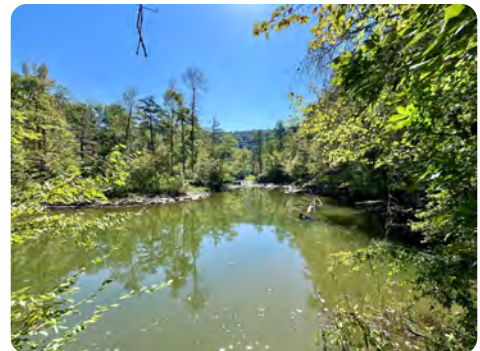
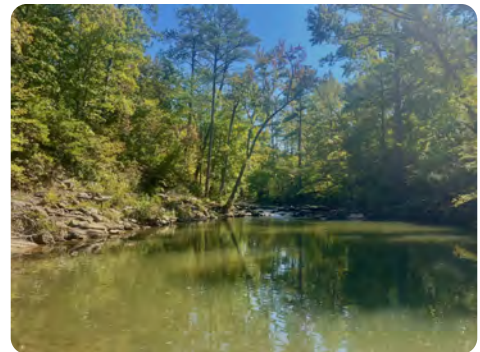


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**REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)**

**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.**