



Hayden Homesite and Recreation

135 +/- Acres | Blount County, AL | \$540,000



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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

Nestled in a prime location between Cullman, Gardendale, and Jasper, this expansive 135-acre property offers a unique opportunity for its new owner to shape their vision. Recently harvested under the expert supervision of a professional forester, this tract provides a blank canvas, brimming with potential. With its early succession plant community, the land has become a haven for wildlife, offering exceptional habitat for deer and turkey—perfect for hunting enthusiasts or outdoor recreation.

The versatility of this property is unmatched. Whether you're interested in timber production, creating a recreational retreat, or embarking on a residential development project, this land delivers. Multiple suitable home sites scattered throughout the property, coupled with extensive frontage along two public roads, make it an ideal candidate for residential development. Its accessibility enhances its appeal, providing ease for development or personal enjoyment.

This property's open spaces, natural beauty, and strategic location make it a rare find with endless possibilities. Whether you're looking to create a personal sanctuary or an investment opportunity, this land is ready to fulfill your vision.



ACREAGE BREAKDOWN

Mature bottomland hardwoods
(SMZ) = Approx. 13.0 acres

Select harvested hardwoods =
Approx. 21.3 acres

Recent clear-cut = Approx. 100.7

PARCEL #/ID

082304190000006000,
082406240000008002,
082406240000008000

ADDRESS

000 County Road 5
Hayden, AL 35079

LOCATION

From Exit 289 on I65 between
Cullman and Gardendale, turn
west onto County Road 5. Drive
2.9 miles. The property is on
your right.

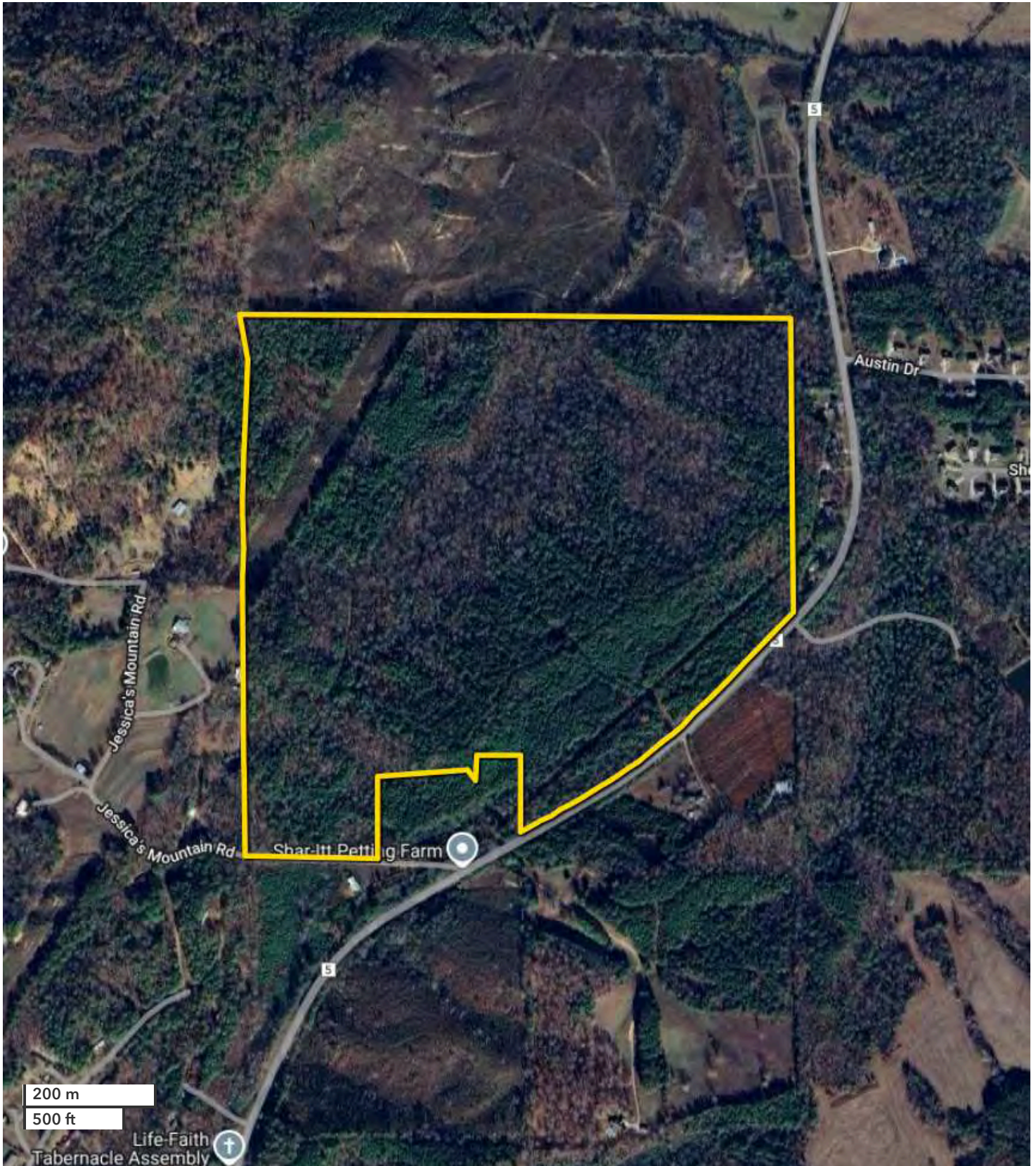
TAXES

\$287/year (2024)

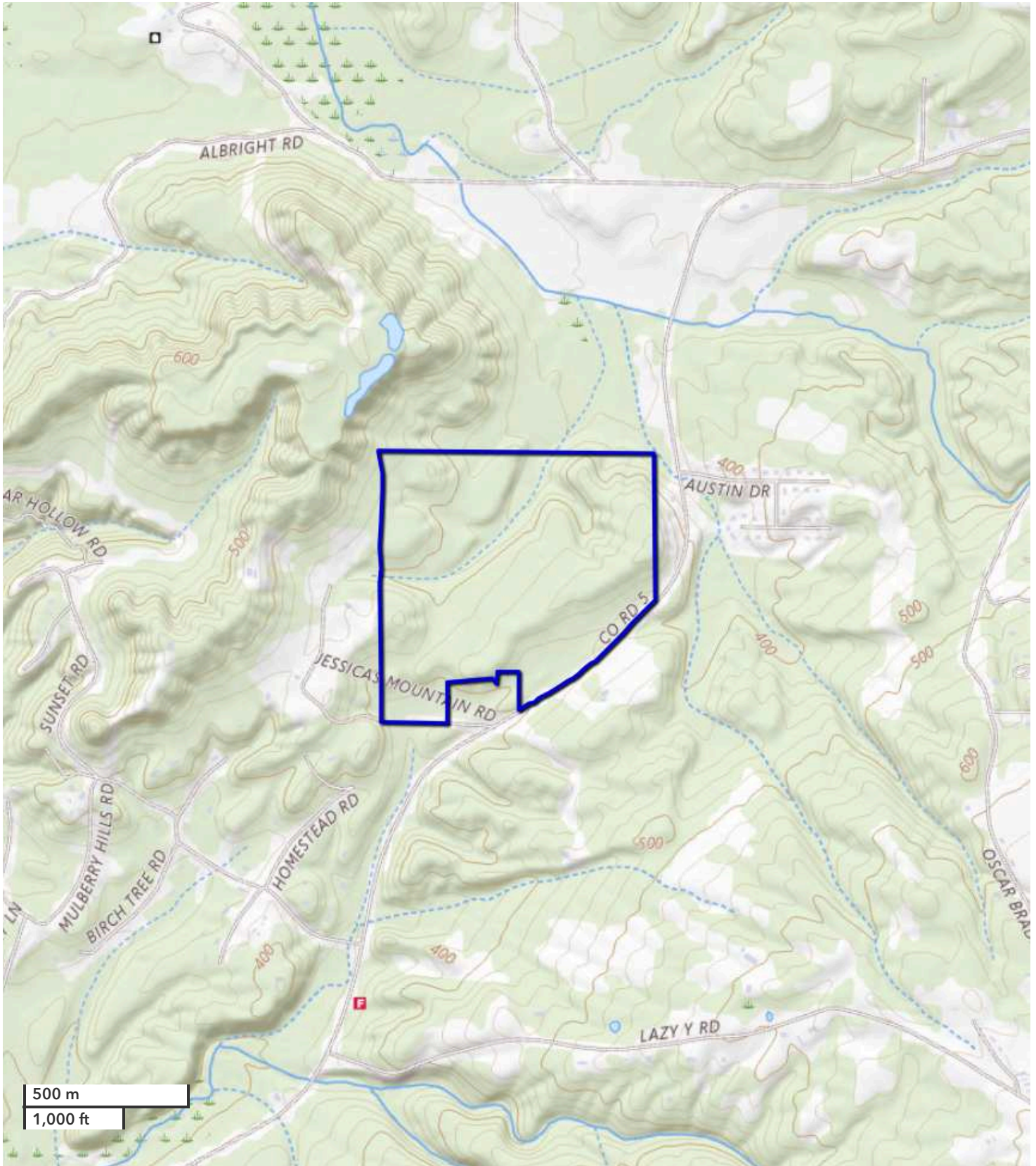
PROPERTY HIGHLIGHTS

- House site
- Vacant land
- Development potential
- Sub division
- Hunting
- Recreation
- Deer
- Turkey
- Camping
- ATV riding
- Horseback riding
- Hiking
- Nature





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.**