



Blue Springs School House Farm

122.57 +/- Acres | Barbour County, AL | \$749,000



National Land Realty
170 S. Oates St., Suite 5
Dothan, AL 36301
NationalLand.com



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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

Discover the perfect blend of countryside charm and outdoor recreation with this stunning 122-acre property in Blue Springs, Alabama. This exceptional tract features a spacious home offering comfort and style, nestled amidst the natural beauty of timberland and cropland.

The property is a true outdoorsman's paradise, with multiple deer plots strategically managed by a retired Wildlife Conservation Officer! The acreage includes a mix of timberland and fertile cropland, ideal for farming, hunting, or just enjoying the serenity of rural living.

Adding to its appeal is a large pole barn, perfect for equipment storage, workshops, or additional recreational use. With its strategic location, this property is only a short distance from the Barbour County Wildlife Management Area, and convenient to Dothan AL!

Whether you're looking for a private retreat, a hunting haven, or a working farm, this Blue Springs gem has it all. Schedule your showing today and let's walk the land and make a plan!



ACREAGE BREAKDOWN

Approx. 37 acres of cropland, remaining acreage is timberland and deer plots.

ADDRESS

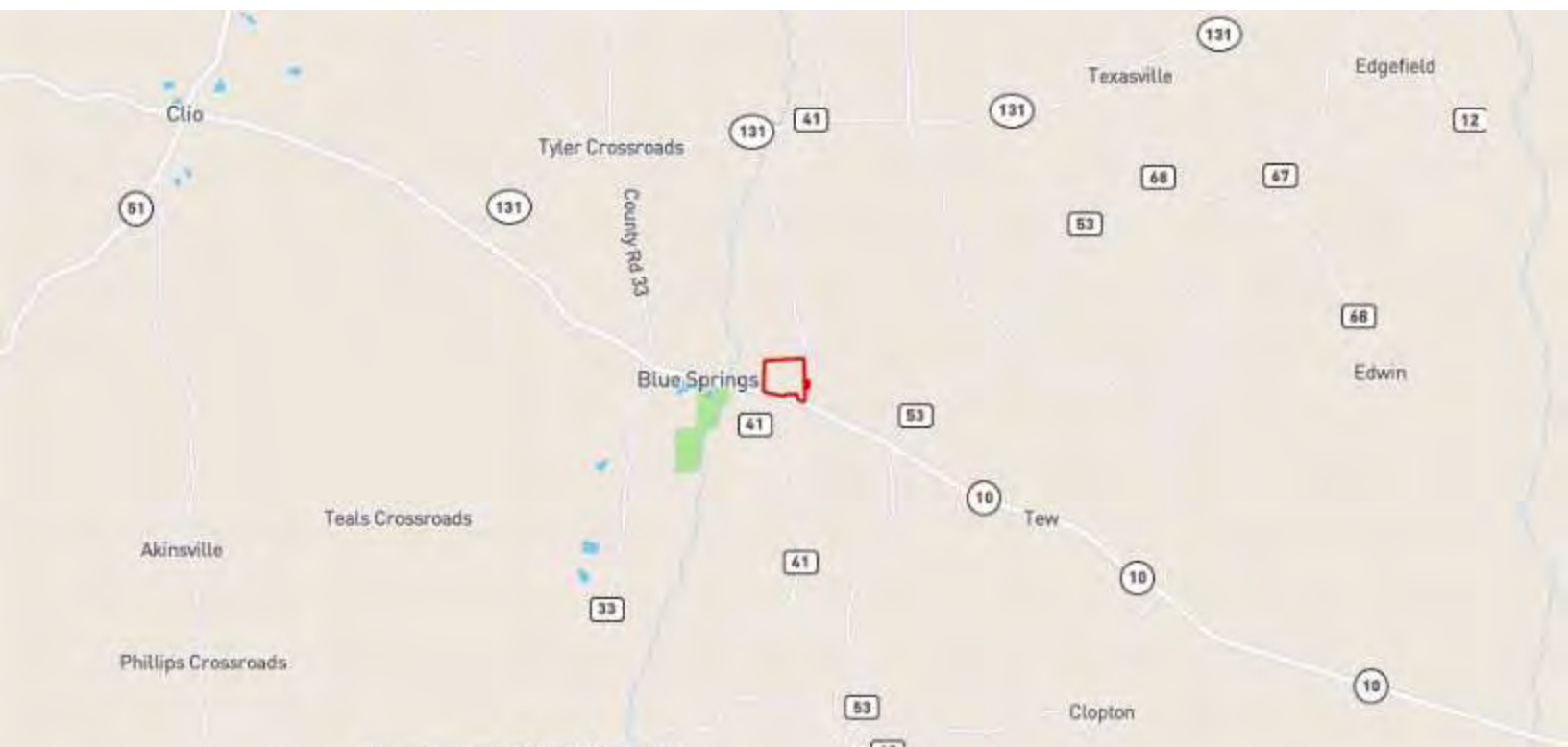
30 County Road 41
Clio, AL 36017

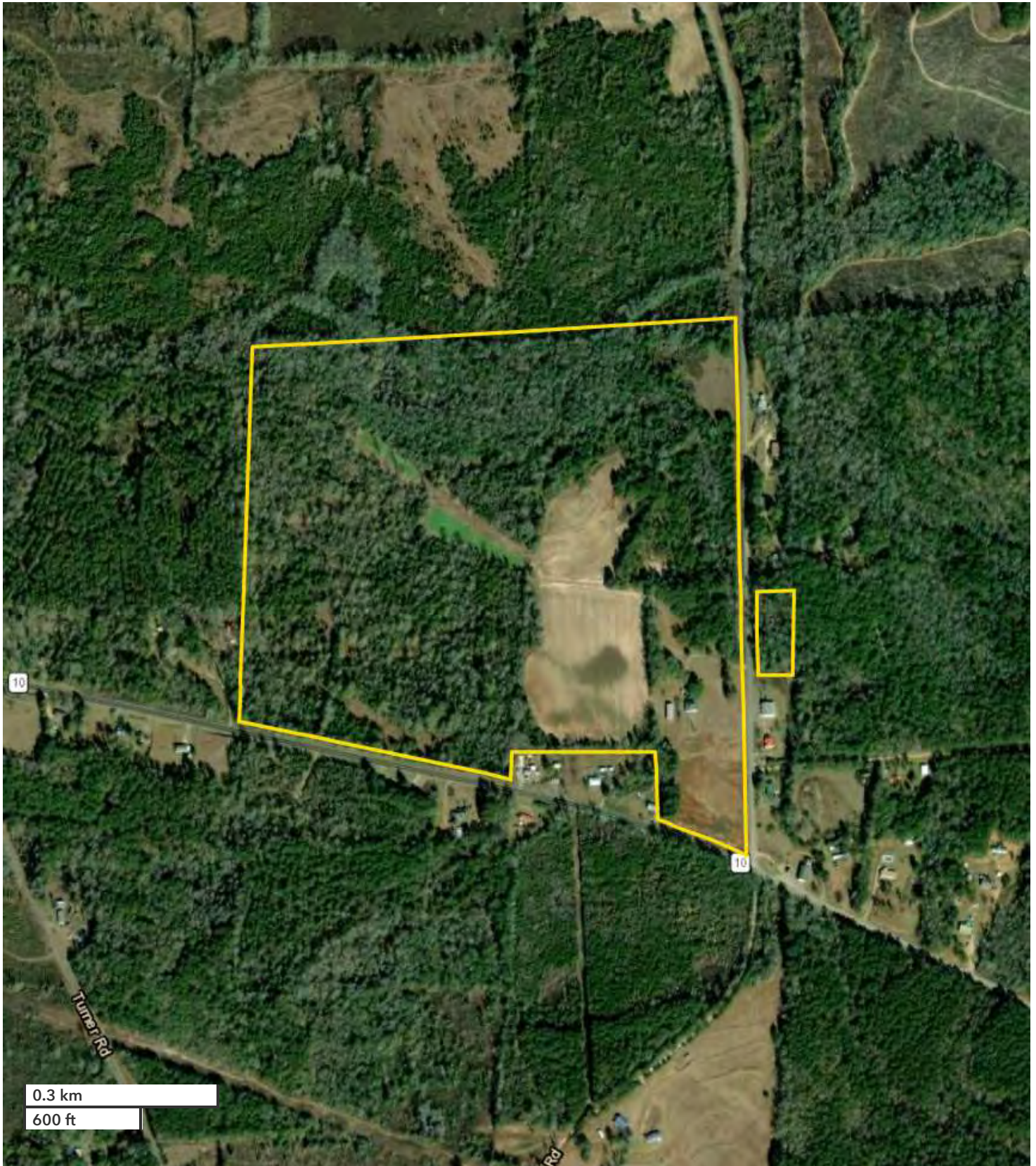
LOCATION

Located at the corner of Hwy 10 and County Road 41 in Blue Springs, AL.

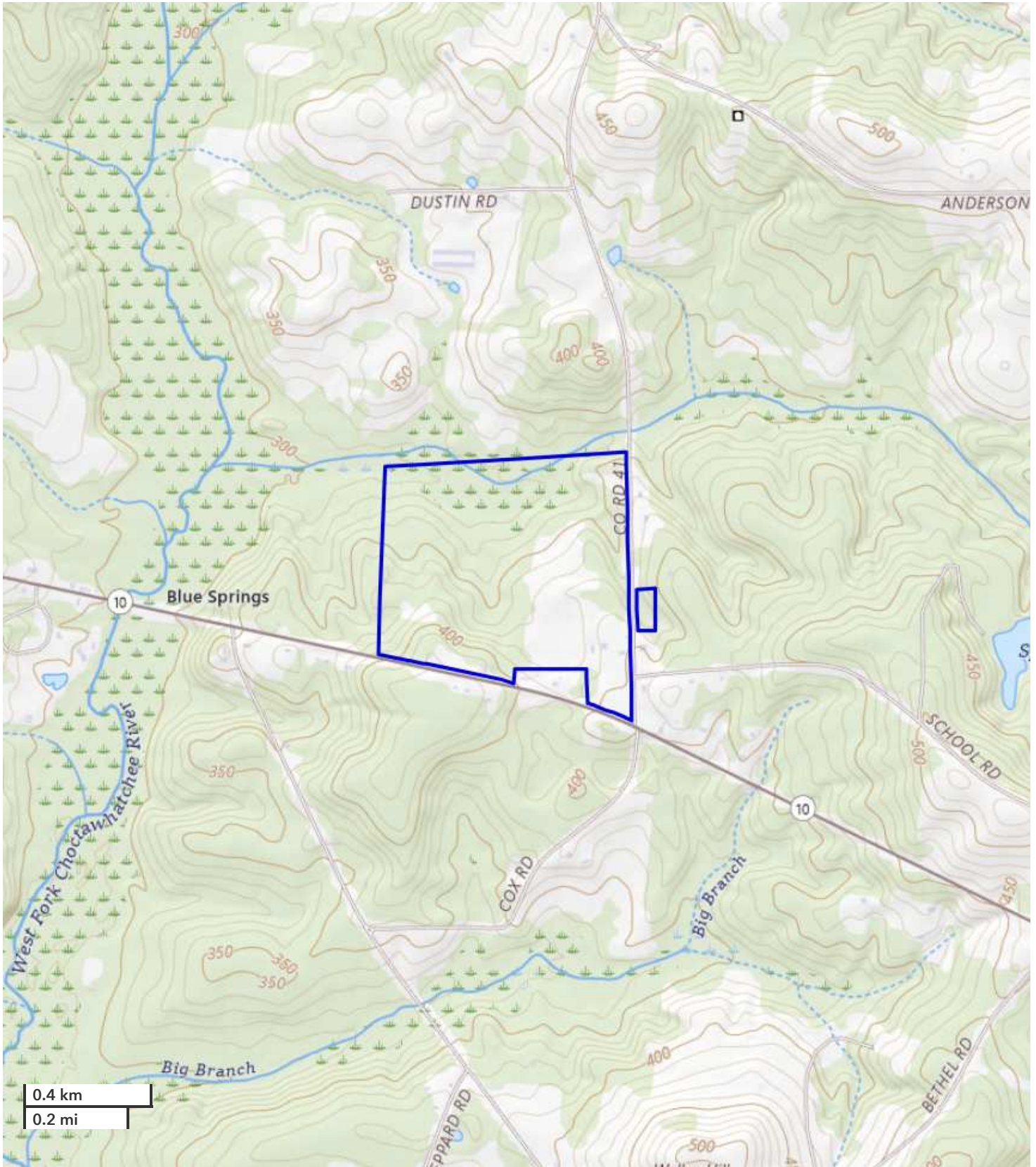
PROPERTY HIGHLIGHTS

- New roof completed in 2024
- Surveillance cameras
- Meticulously managed deer by a retired Wildlife Conservation Officer
- Historic Blue Springs School
- Pea River Fiber Optic Internet is available
- 17 fruit trees planted
- Pristine trails and deer plots
- Move-in ready property





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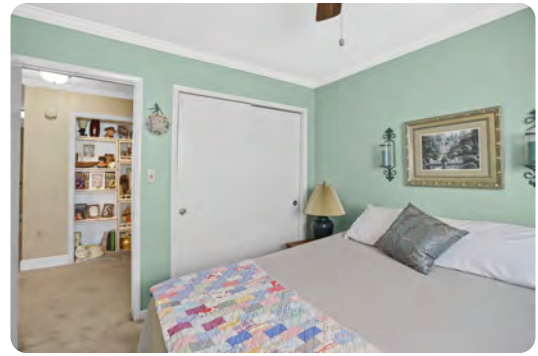
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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**