



Stewart Hunting, Fishing & Timber

160 +/- Acres | Hale County, AL | \$560,000



National Land Realty
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
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PROPERTY SUMMARY

Discover this exceptional rural property nestled in the desirable White Swamp area of Stewart, Alabama, located in scenic Hale County. This well-positioned tract offers the perfect blend of accessibility and natural beauty, making it an ideal investment for outdoor enthusiasts and those seeking a peaceful countryside escape.

Recreational Opportunities: This property is a hunter's paradise, offering outstanding deer and turkey hunting opportunities. The diverse habitat and strategic location in White Swamp provide excellent wildlife corridors and feeding areas, ensuring consistent game activity throughout the seasons.

Location Benefits: Situated in the heart of Alabama's Black Belt region, this property combines rural privacy with reasonable accessibility. The level terrain and established infrastructure make it suitable for various uses, whether you're planning a weekend retreat, hunting camp, or long-term rural residence.

This is a rare opportunity to own a well-appointed piece of Alabama's countryside with immediate recreational potential and long-term investment value. The combination of water features, hunting opportunities, and practical improvements make this property truly turn-key for the discerning rural land buyer.



ACREAGE BREAKDOWN

160+/- Acres

ADDRESS

0 White Road
Stewart, AL 35441

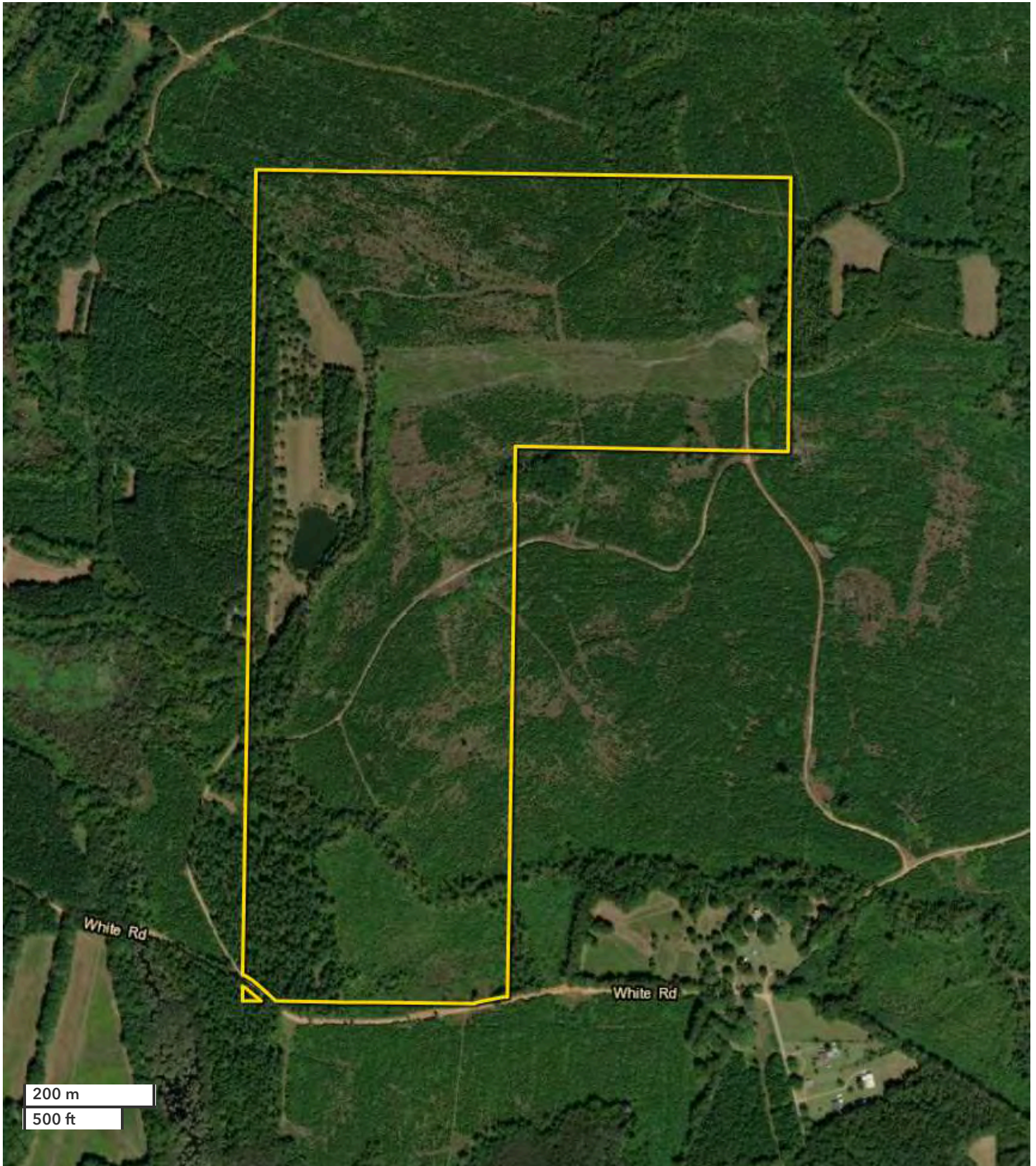
LOCATION

Contact us for property location details.

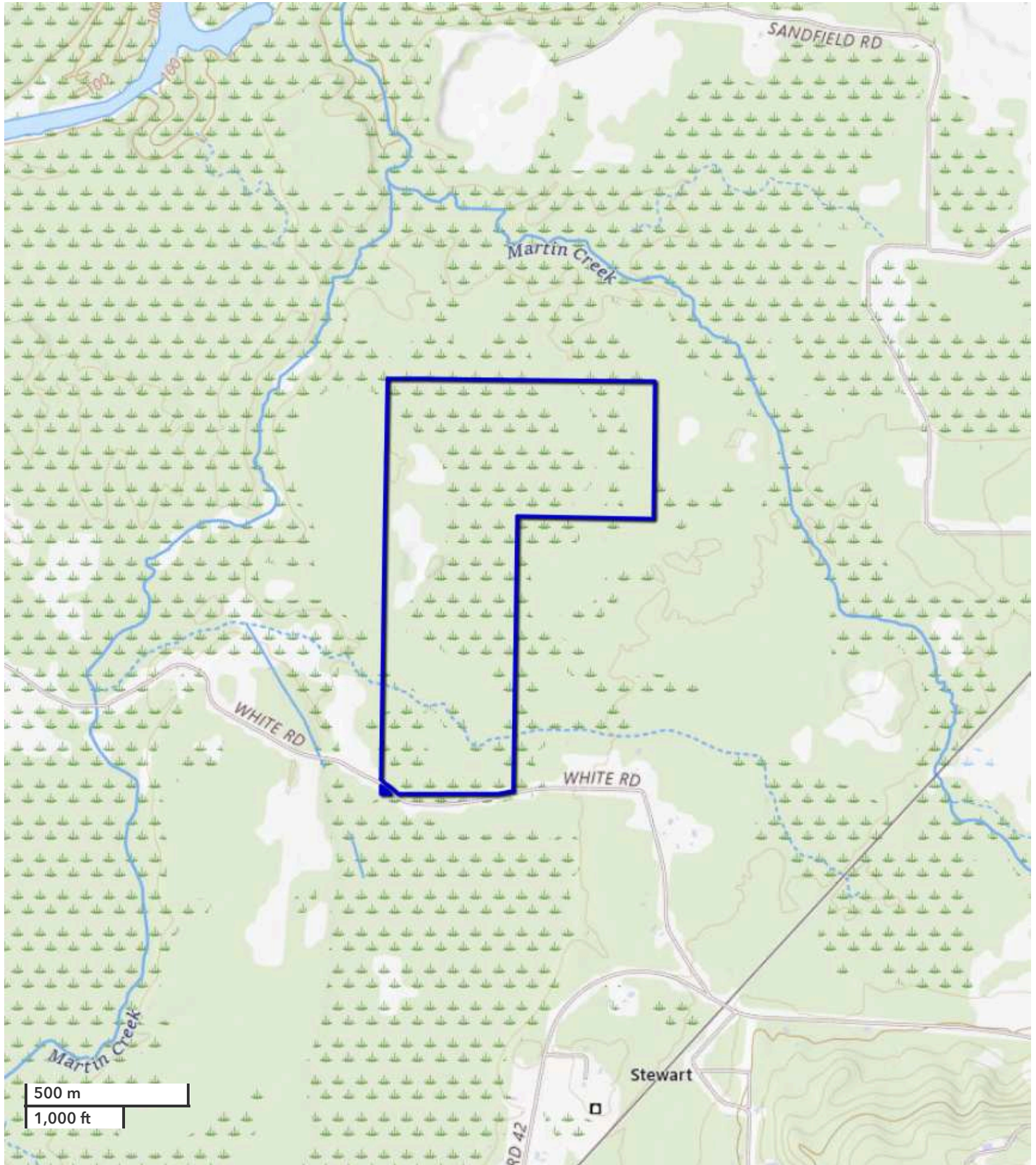
PROPERTY HIGHLIGHTS

- Convenient Road Frontage - Easy access with established road frontage
- Covered Shed Structure - Ideal for camper storage or as a covered pavilion for relaxing and cookouts while overlooking the tranquil pond
- Level Topography - Gentle, workable terrain suitable for multiple uses
- Excellent Road System - Well-maintained internal road network throughout the property
- Pond for fishing





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.**