



Cahaba River Recreational, Residential, Timber & Hunting Tract

211 +/- Acres | Bibb County, AL | \$738,500



National Land Realty
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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

Key Features

- **Little Cahaba River Frontage:** The crown jewel of this property is nearly one mile of frontage along the scenic Little Cahaba River. This rare feature provides exceptional year-round recreational opportunities including fly fishing, kayaking, and swimming—sure to delight the entire family.
- **Abundant Wildlife:** The property boasts a strong population of wild turkey, white-tailed deer, and upland game. Two established food plots are already in place and ready for the upcoming deer season.
- **Ideal Homesite:** A high point near the paved road offers an ideal build site with scenic views—perfect for a cabin, lodge, or dream home.
- **Timber & Land Composition:** The land consists of approximately 190± acres of 10±-year-old loblolly pine plantation and 20± acres of mature hardwood in Streamside Management Zones (SMZs). This blend provides both recreational enjoyment and future timber value.
- **Topography & Access:** The terrain can be described as flat to gently rolling with excellent internal access. Over 2 miles of well-maintained internal roads make navigating the property



ACREAGE BREAKDOWN

190+- acres of pine plantation
20+- acres of hardwood SMZ

ADDRESS

0 Adahi Ln
Brierfield, AL 35035

LOCATION

From Wilton, Take Montevallo Road/ Hwy 25 south to County Road 10. Turn right onto Co Rd 10, then left onto Adahi Ln. See sign on left.

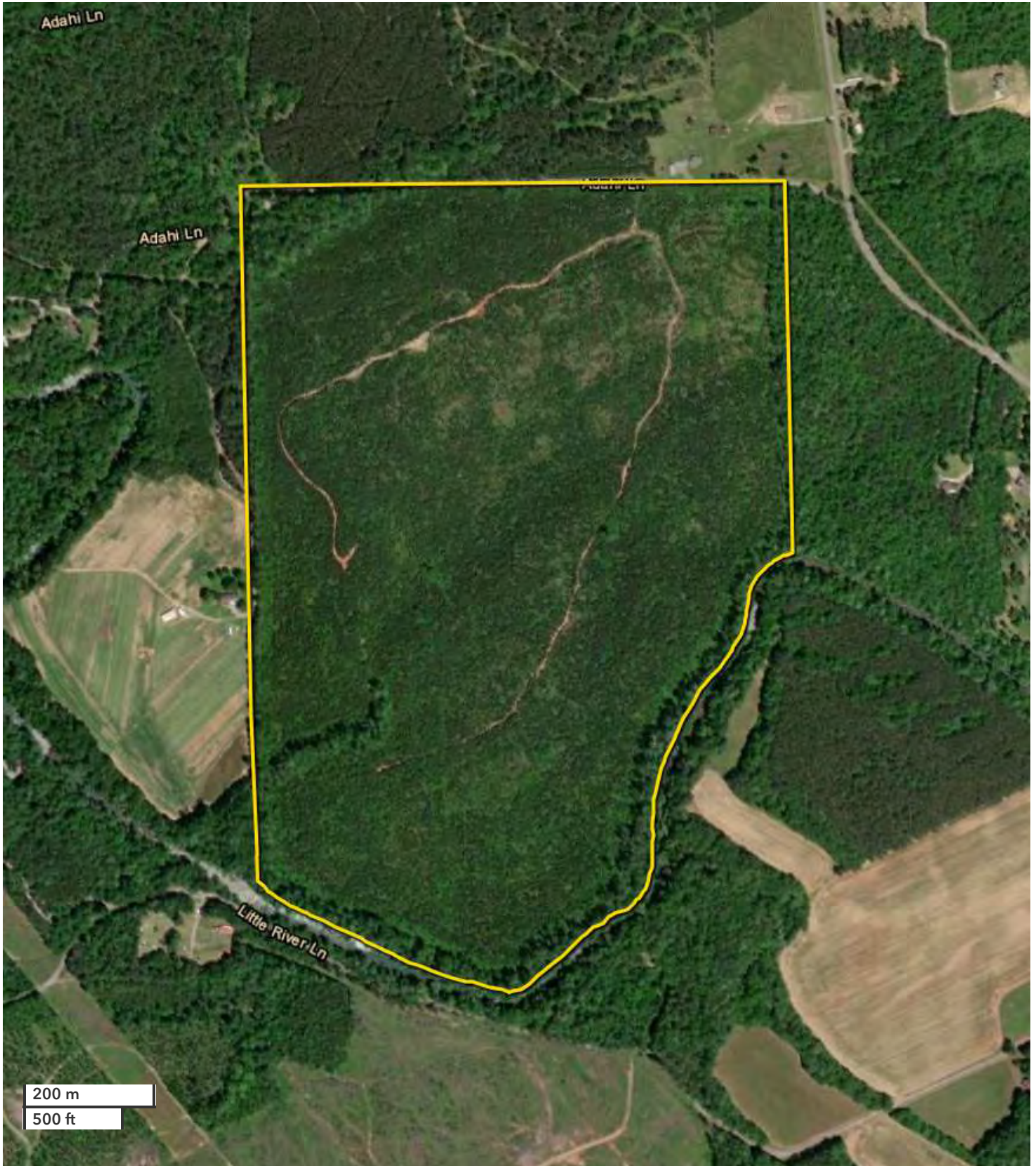
TAXES

\$800/year (2024)

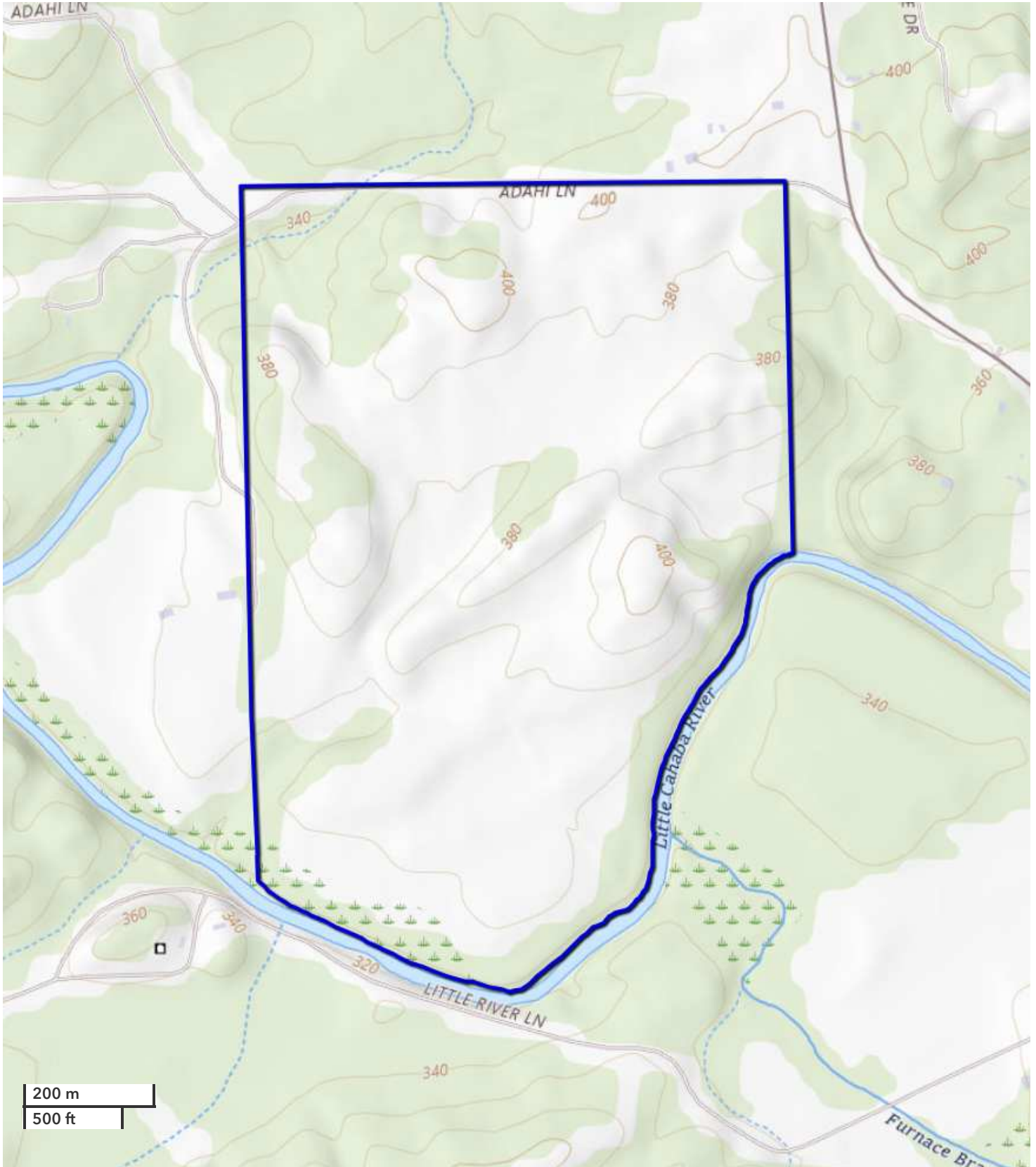
PROPERTY HIGHLIGHTS

- Nearly one mile of frontage along the scenic Little Cahaba River
- 1.5 Miles from Montevallo Road (Hwy 25), 7 miles to Montevallo, and 45± miles to Birmingham
- 2 Food plots in place
- Paved frontage with power available at the road
- Highly improved internal road system that allows for navigation via truck or UTV
- 190± acres of 10±-year-old loblolly pine plantation and 20± acres of mature hardwood
- A high point near the paved road offers an ideal build site with scenic views—perfect for a cabin, lodge, or dream home
- Property boasts a strong population of wild turkey, white-tailed deer, and upland game

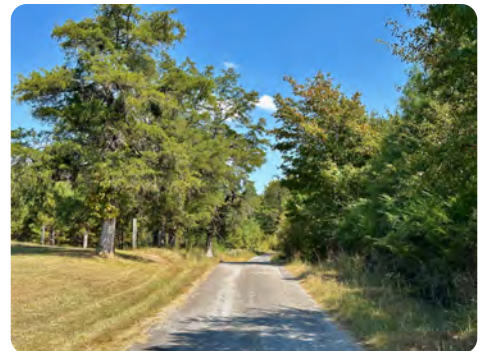




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**