



Skipperville Country Homestead

87.5 +/- Acres | Dale County, AL | \$1,250,000



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PROPERTY SUMMARY

Located in the heart of Dale County, this 87.5± acre property offers both seclusion and convenience just minutes from Ozark, G.W. Long School, and Dothan. Surrounded by timberland on three sides, the land features 65± acres in established Tif 9 hay/seed production with strong income potential, a small pond, three wells, county water, fencing, and abundant wildlife. Improvements include a 6,200± sq.ft., 28-ft. tall red iron shop (2022) with 40-ft. bridge crane, office, kitchenette, and upstairs space, plus a 40x24 pole barn with lean-to and storage. A 2014 LiveOak 4BR/2BA manufactured home with carport provides a comfortable residence. Poultry operations include one 40x600 breeder house built in 2006, generator, and incinerator, plus a pad ready for a second house, house no longer in production. With excellent accessibility, agricultural income, and recreational appeal, this property offers unmatched opportunity in the coveted G.W. Long School district. Showings by appointment only!



ACREAGE BREAKDOWN

12.5 Acres with the shop, 75 acres with poultry house, wells, home, and hay barn. Mostly all open acreage with a few trees for shade for cattle or livestock with a small watering hole.

PARCEL #/ID

0709320001010000

ADDRESS

867 S. County Road 20
Ozark, AL 36360

LOCATION

Located right off of County Road 20 in the Skipperville School District.

PROPERTY HIGHLIGHTS

- Property with so many income-producing opportunities
- Amazing location within Skipperville School District
- Established hay fields
- Ready to move in property

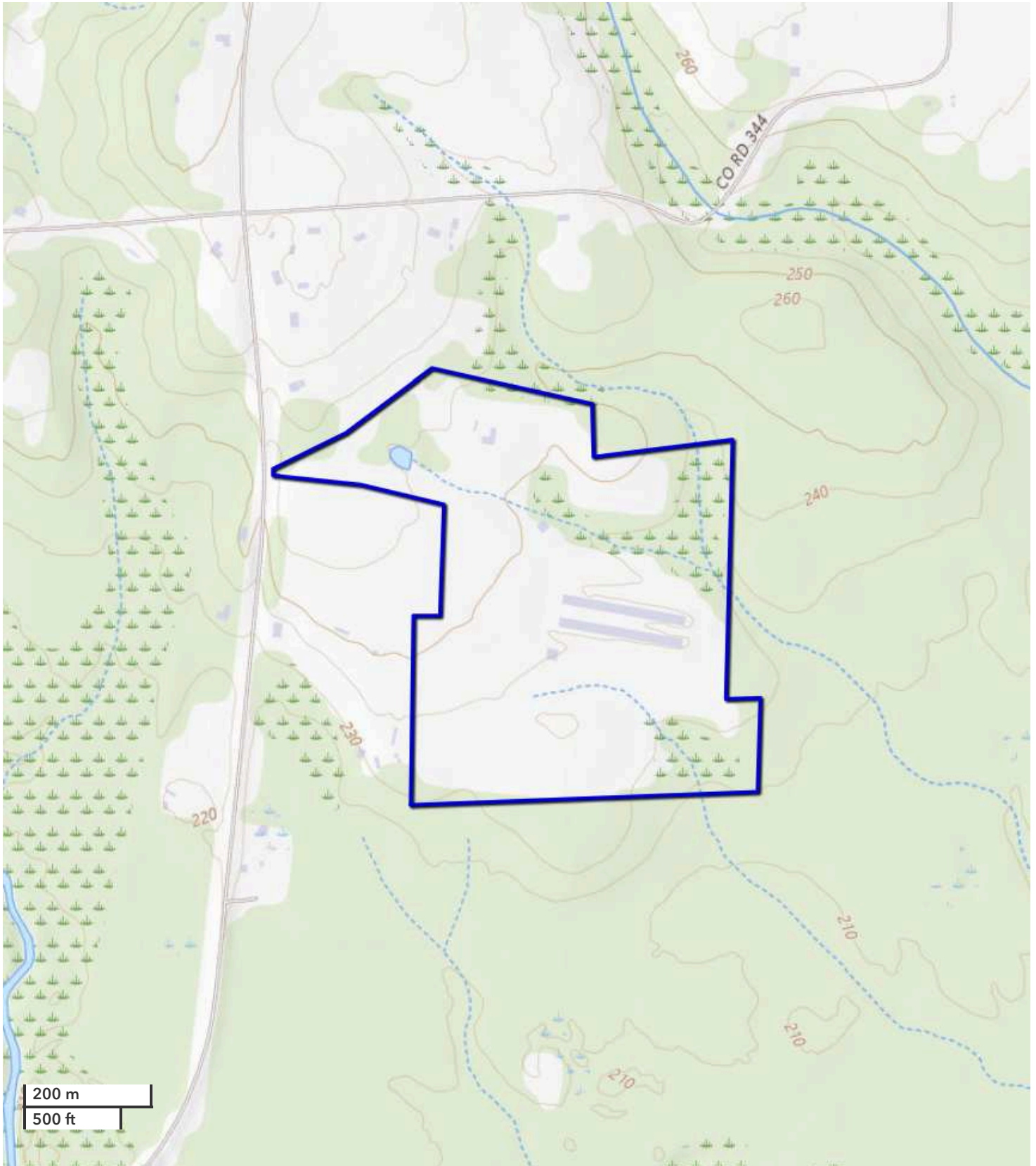




100 m

500 ft

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.**