



## Guest Creek Hunting and Recreation Tract

80 +/- Acres | Jackson County, AL | \$200,000



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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

Guest Creek is a wide, rock bottom stream characterized by large rocks and boulders creating the perfect sounds of rushing water that echo through the Hemlock and Mountain Laurel covered ravine. The rim has large sandstone boulders and outcrops with a few gaps that can be traversed to get to the water below. The majority of this tract is fairly gently sloped topography with a natural mix of regenerating hardwood interspersed with pines that are absolutely covered in deer sign. There is a good internal road system that leads to three food plots. The property is surrounded by a myriad of recreation opportunities with close proximity to the Tennessee River, Lake Guntersville, Nickajack Lake, numerous state parks, monuments, WMA's, and other public hunting opportunities, the list goes on. Despite the rural setting, the property is only 45 minutes from downtown Chattanooga and less than an hour to Fort Payne. Huntsville and Gadsden are about 90 minutes away.



**ACREAGE BREAKDOWN**

62 +/- acres of mixed natural regeneration

16.5 +/- acres of SMZ

1.5 +/- acres of food plots

**ADDRESS**

0 Brewers Pt. Ct.  
Bryant, AL 35958

**TAXES**

\$113/year (2024)

**LOCATION**

Call for directions.

**PARCEL #/ID**

15-01-11-0-000-001.000

## PROPERTY HIGHLIGHTS

- 1000+- feet of Guest creek flows through the property
- Good internal trail system
- 3 existing food plots
- Abundant game populations
- Jackson County is home to more "Record Book" Whitetail Deer harvested than any other county in Alabama.
- Surrounded by multiple additional recreation opportunities
- Only 45 minutes from downtown Chattanooga
- 1.5 hours from Huntsville or Gadsden

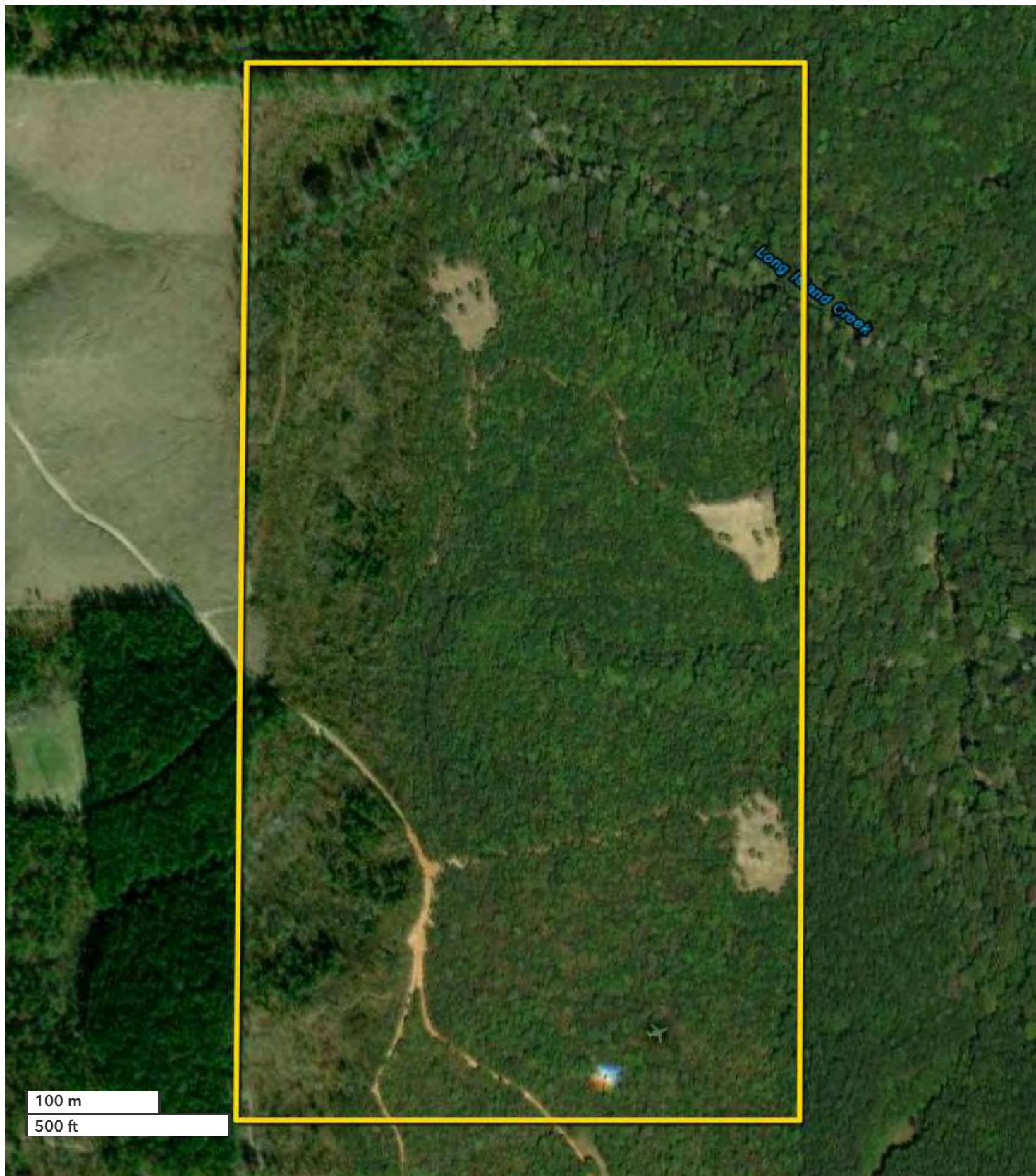




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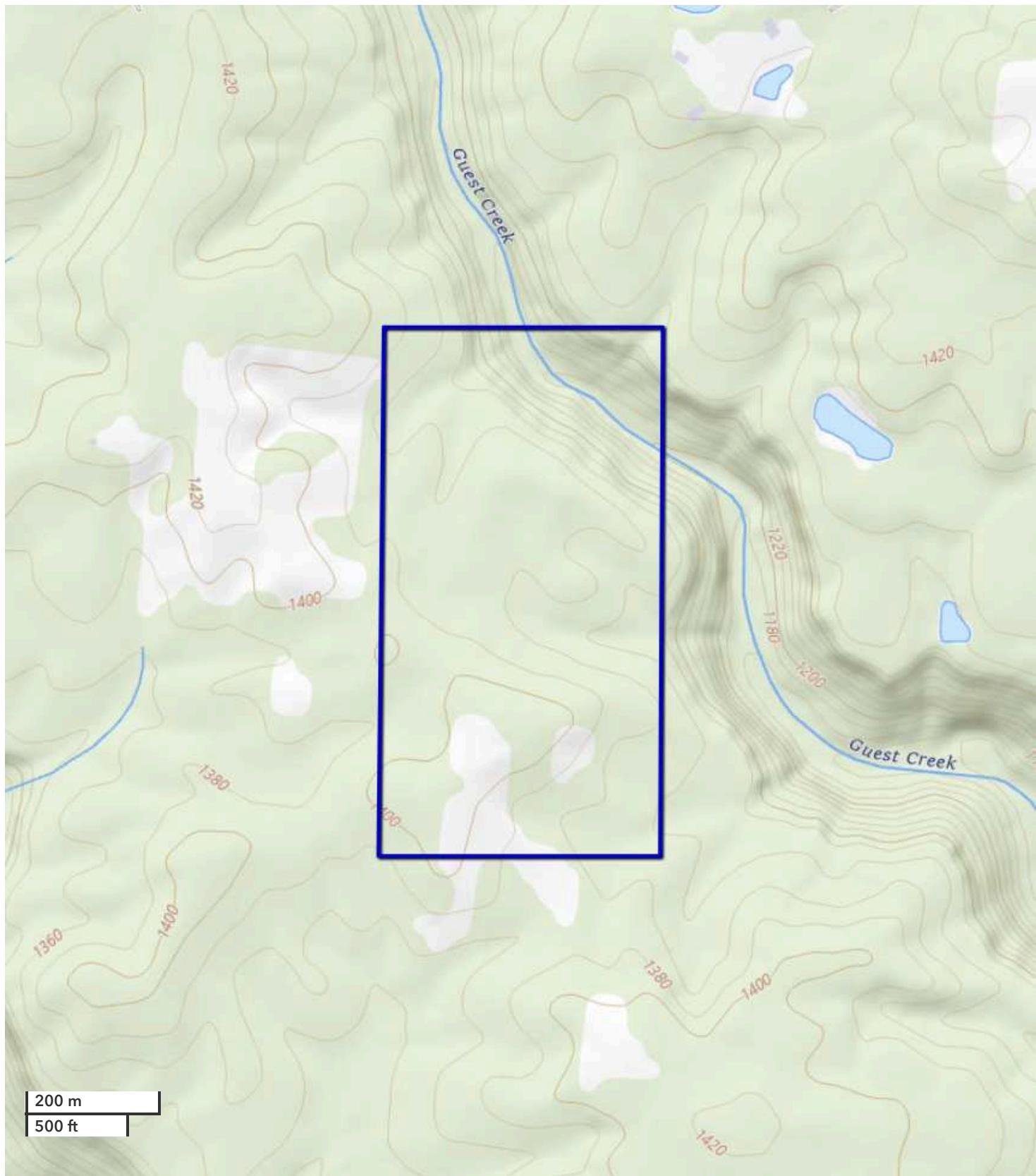
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## REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

### 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.

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Agent Print Name

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Consumer Print Name

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Agent Signature

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Consumer Signature

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Date

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Date