



## Jackson Creek Hunting & Timber Investment

47 +/- Acres | Montgomery County, AL | \$145,000



**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

Timber and hunting tract on Gardner Road on the southern edge of Montgomery County with planted MCP Loblolly Pine and SMZs with mature hardwoods. This recently harvested tract has been chemically site prepared, burned, and planted with Arborgen MCP Loblolly pines at a planting density of 545 trees per acre that have proven to be extremely fast growing. The soils on this tract offer a high to very high site index for growing Loblolly pines. The area near Briar Hill and Grady is known for outstanding deer and turkey hunting for both quantity and quality. The Jackson Creek drainage flows through this tract, providing a water source for wildlife, as well as a travel corridor that those big bucks like to use. The remaining hardwoods, comprised of several different species of oaks, provide a Fall and Winter food source. The Jackson Creek tract is less than 30 minutes from Troy and East Montgomery/ Pike Road.



**ACREAGE BREAKDOWN**

47 +/- acres (39 +/- acres planted  
Loblolly Pine, 8 +/- Hardwood  
SMZ's)

**PARCEL #/ID**

2807350000007.001,  
550701020000001.001

**ADDRESS**

000 Gardner Road  
Grady, AL 36036

**LOCATION**

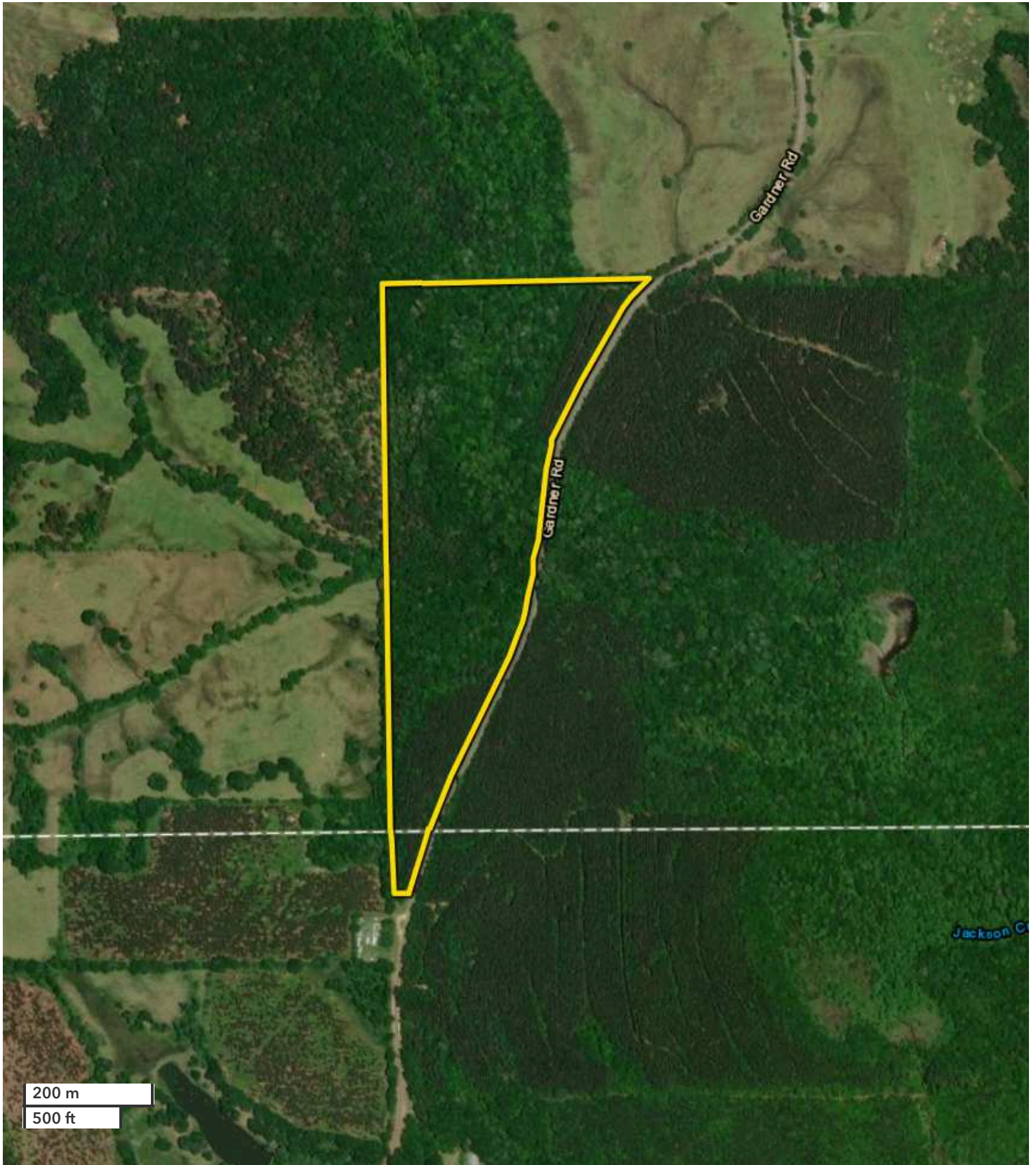
From Red's Little School House  
Restaurant at the intersection of  
Highway 94 and Gardner Road,  
take Gardner Road south for 2.7  
miles; the property is on the right.

PROPERTY HIGHLIGHTS

- Planted MCP Loblolly Pine
- Hardwoods
- Jackson Creek

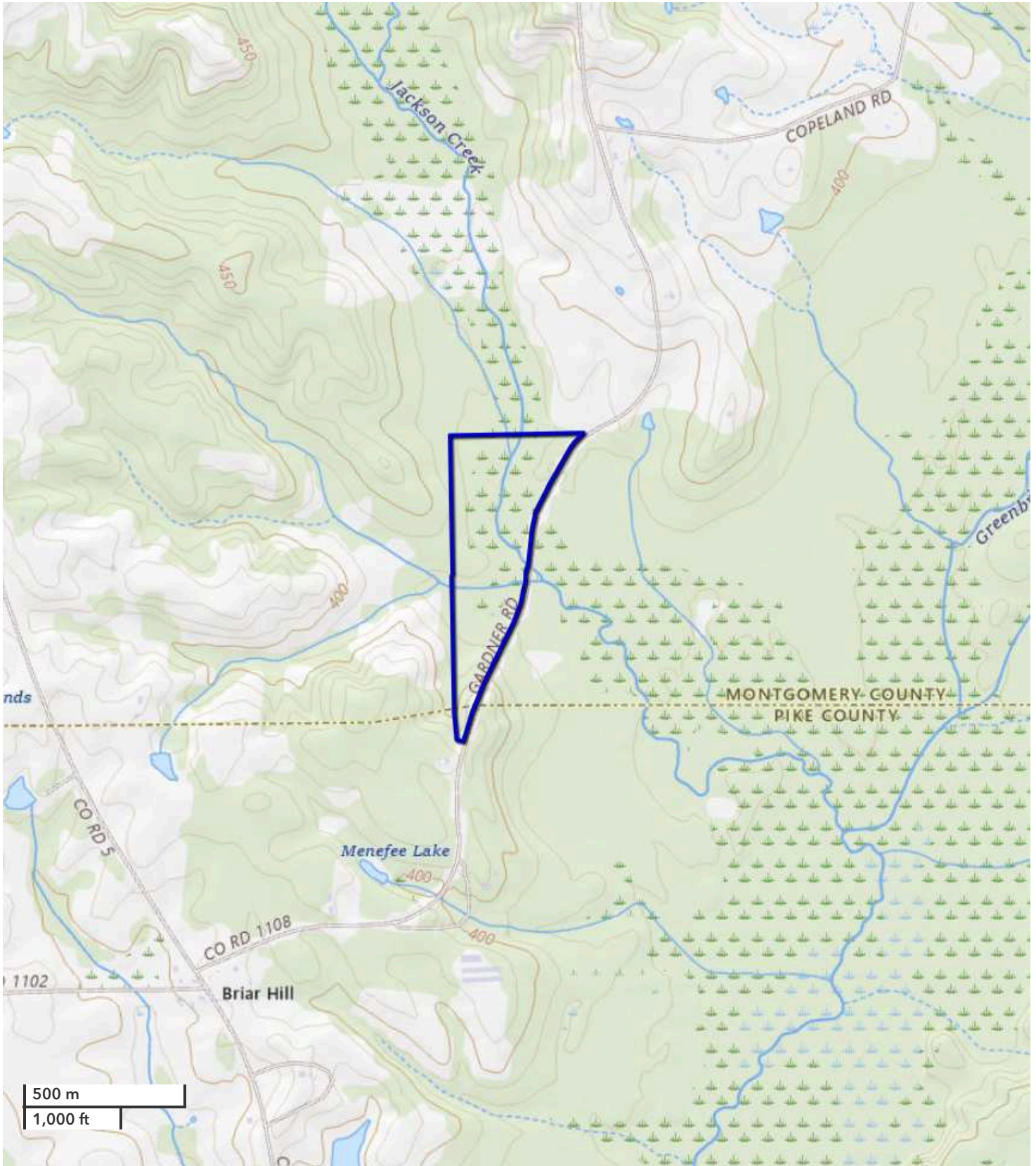






*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*





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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.**