

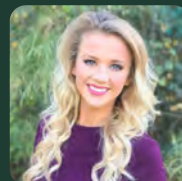


Lakeland Hills Lakefront Timberland Retreat

60 +/- Acres | Dale County, AL | \$480,000



National Land Realty
170 S. Oates St., Suite 5
Dothan, AL 36301
NationalLand.com



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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

Discover the perfect blend of peaceful seclusion and convenient access with this rare 60± acre property located just minutes from Ozark and Dothan, Alabama. Privately tucked away in a quiet and secluded community, this unique tract offers a stunning natural setting ideal for recreation, building, or long-term investment.

At the heart of the property lies a beautiful 9±-acre fishing lake, which serves as the headwaters of Little Claybank Creek. Known for its clean, clear water and consistent water levels—even during dry conditions—the lake offers year-round enjoyment and scenic views. A concrete boat ramp on the east side of the lake provides easy access for fishing, paddling, or relaxing by the water.

The surrounding 51± acres of timberland were last selectively cut in 2017 and feature gently rising terrain on both sides of the lake, offering multiple prime sites to build a home, cabin, or weekend retreat overlooking the water. The property is accessed by a paved road, and has city water available with a meter already installed at the entrance.



ACREAGE BREAKDOWN

9+- acre lake, 51+- acres of
timberland

ADDRESS

000 Lakeland Hills Dr.
Ozark, AL 36360

TAXES

\$70/year (2024)

PARCEL #/ID

26 06 03 08 0 001 034.800, 26 06 03
08 0 001 034.000

LOCATION

Head toward S Union Ave on E
Broad St (AL-27). Go for 131 ft.
Turn left onto N Union Ave (AL-
123). Go for 2.7 mi. Turn left onto
Jernigan Rd. Go for 1.3 mi. Turn
right onto Lakeland Hills Dr. Go for
0.3 mi. The entrance to the
property is at the end of Lakeland
Hills Drive.

PROPERTY HIGHLIGHTS

- 9± -acre lake
- Gently rising terrain on both sides of the lake, offering multiple prime sites to build a home, cabin, or weekend retreat overlooking the water
- Shopping, dining, and other essential services located nearby
- Rare natural beauty with unmatched convenience

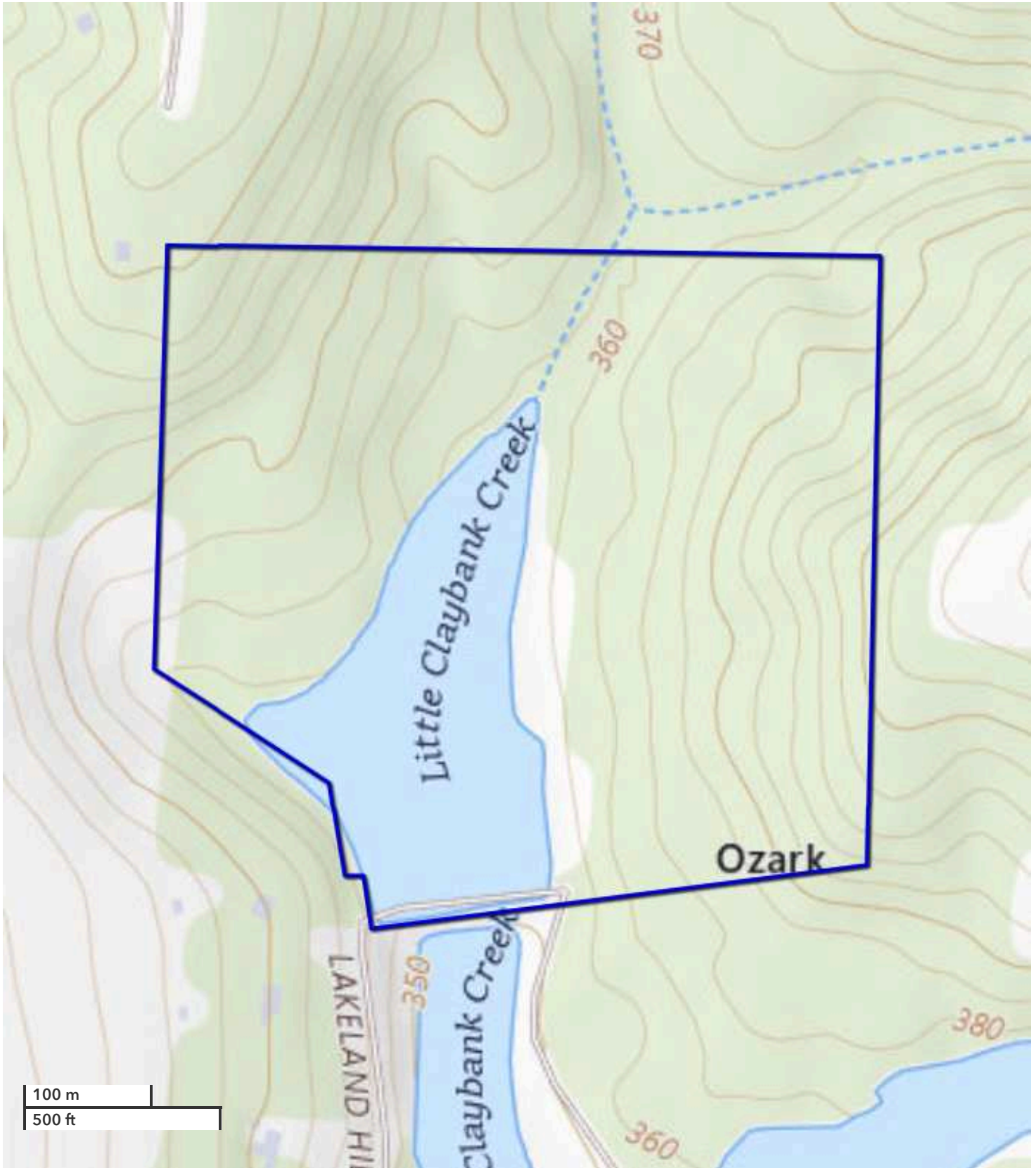


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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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COMMERCIAL PROPERTY HIGHLIGHTS

Zoning

25 acres in Ozark city limits, 35 acres not in city limits

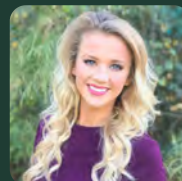
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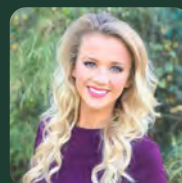


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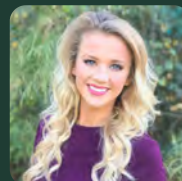


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**