



Moore Creek Homesite and Timber Property

49 +/- Acres | Marion County, AL | \$129,990



National Land Realty
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com



John Ross Havard
Office: 205-606-5493
Cell: 205-300-5007
Fax: 864-331-1610
Jrhavard@nationalland.com

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PROPERTY SUMMARY

This beautiful 49-acre tract offers plenty of privacy and potential surrounded by mature forest overlooking Moore Creek. The property is covered in mature timber, predominantly pine on the flatter areas and large hardwoods along the slopes and the creek bottom. Moore Creek is a small, spring-fed creek that makes up the North boundary of the property, providing a constant flow of clear water year-round. The terrain is mostly flat on the majority of the acreage, offering numerous excellent home sites throughout. Whether you're looking for a quiet rural homesite or a property with development or agricultural potential, this tract offers multiple possibilities. The timber could be harvested to create open space or provide immediate income, and the land could easily be converted to pasture for livestock. With its convenient location and favorable topography, this would also be an excellent candidate for a future poultry farm. Call today to schedule a tour of this fantastic opportunity!



ACREAGE BREAKDOWN

49 +/- Acres of Mature Natural
Timber

ADDRESS

0 Kemp Road
Haleyville, AL 35565

TAXES

\$206/year (2024)

PARCEL #/ID

49 12 01 01 0 000 044.000, 49 12 01
01 0 000 044.002

LOCATION

Call for directions

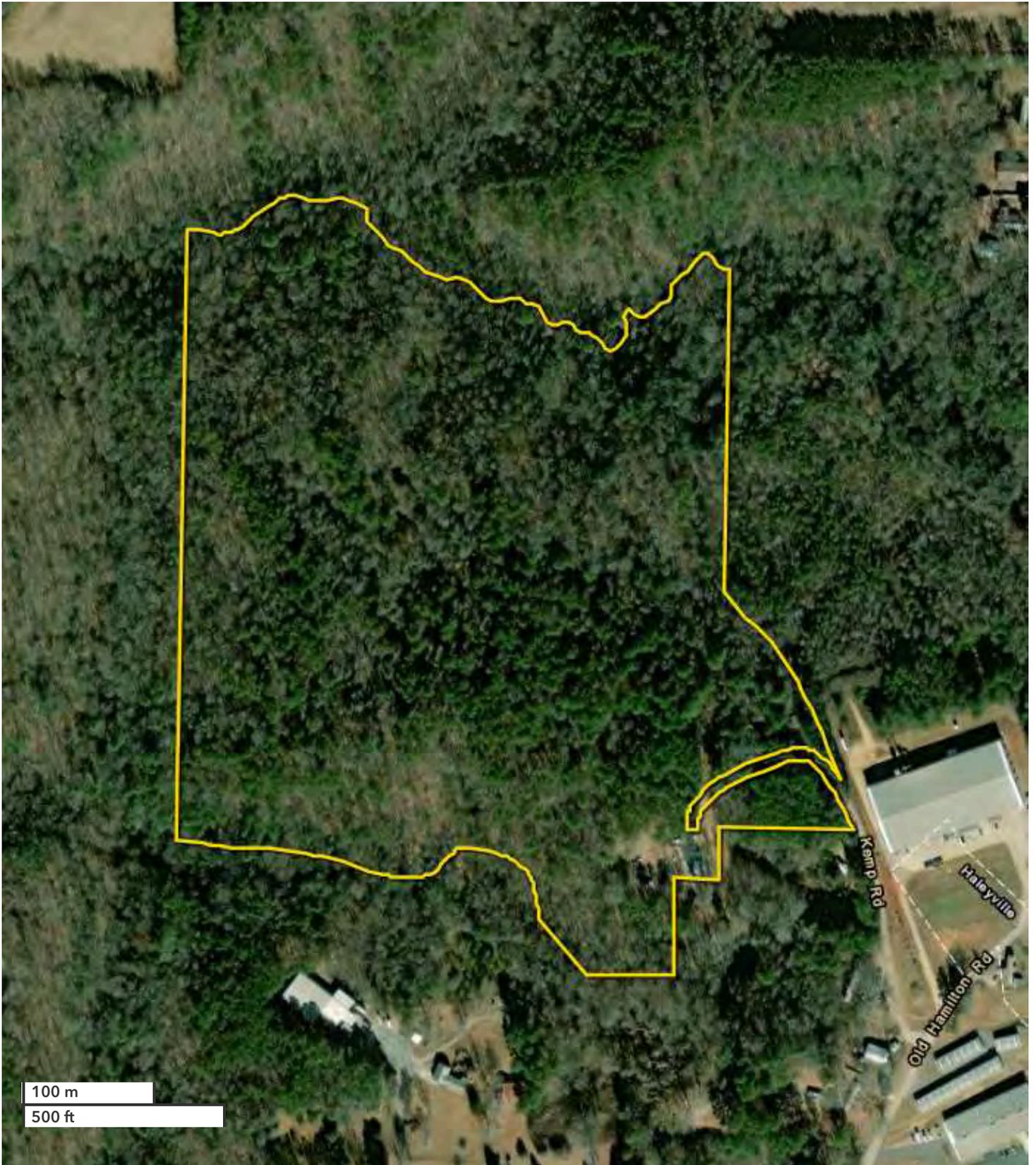
PROPERTY HIGHLIGHTS

- Mature Pine and Hardwood Timber
- Mostly flat terrain
- Borders Moore Creek approximately 1500'
- Numerous potential home sites
- Excellent candidate for conversion to pasture or poultry
- Minutes from downtown Haleyville
- A little over an hour to Birmingham, Decatur, or Tupelo

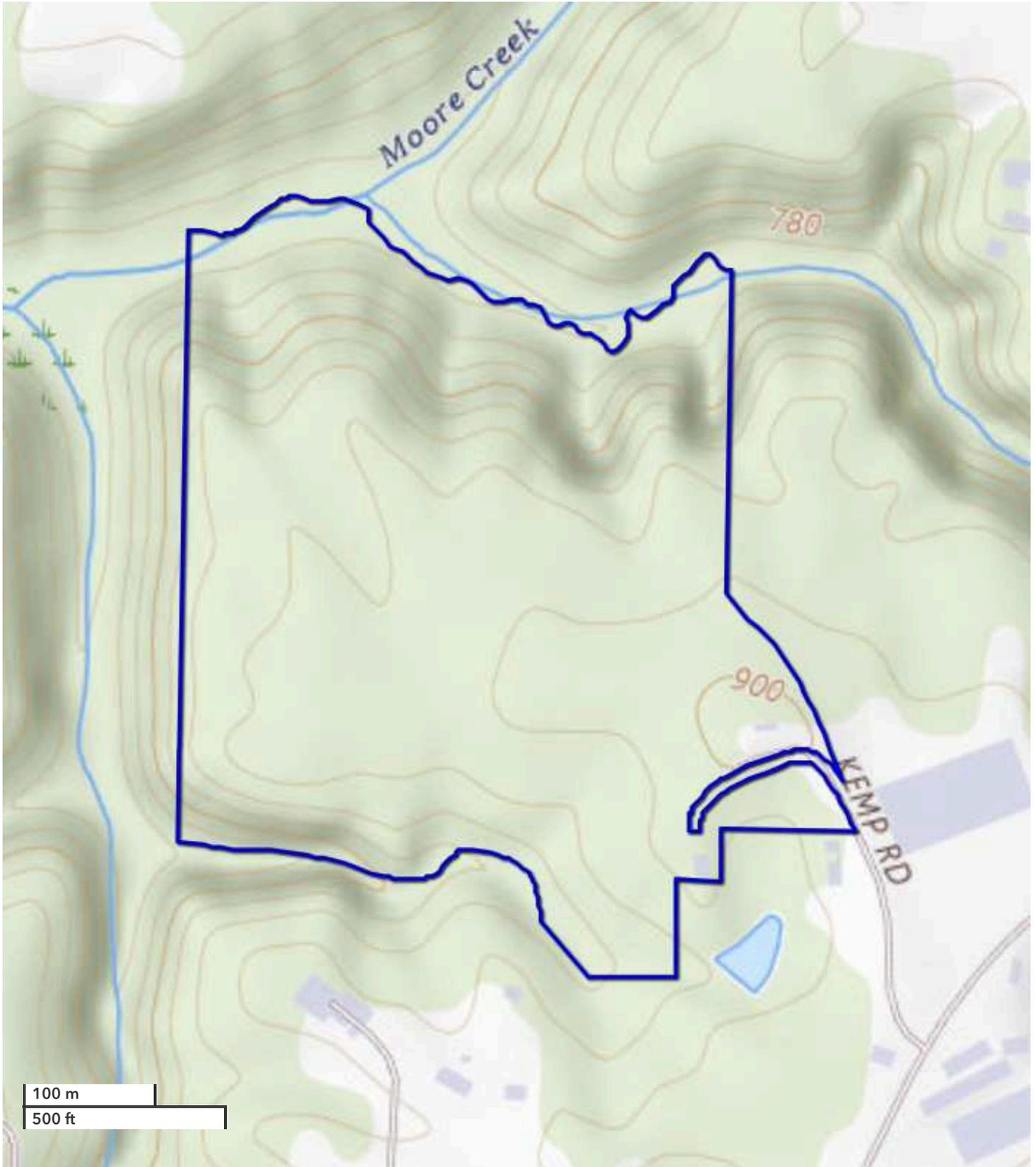


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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
NA

Listing ID#
3255882





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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.**