



Gallion Residence, Horse and Cattle Farm

40 +/- Acres | Hale County, AL | \$795,000



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
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PROPERTY SUMMARY

Just minutes from Demopolis, this gorgeous brick home sits on fenced acreage ready for cattle or horses. A private scenic drive leads to a welcoming front porch and spacious back patio.

Inside, enjoy hardwood and tile flooring, a bright kitchen with stainless appliances, and a cozy living room with a wood-burning fireplace. The master suite offers a large bath, while two upstairs bonus rooms provide space for extra bedrooms, an office, or hobbies.

The property also features an impressive cedar and cypress barndominium—a 4,560± sq. ft. barn with horse stalls and including a 964 sq. ft. living area complete with a central gathering space, custom bunks, and full bath. Perfect for entertaining, projects, or equestrian pursuits, this home blends country charm with modern convenience in a private, peaceful setting.



ACREAGE BREAKDOWN

40 acres of fenced ground,
residence, and barndo

ADDRESS

335 Cedar Cove Dr
Gallion, AL 36742

TAXES

\$1,600/year ()

PARCEL #/ID

2209300000004.005

LOCATION

From Demopolis, take US 80 E for
6.7 miles. Turn right onto Cedar
Cove Drive. Go .3 miles. At the first
bend in the road, property is
straight ahead (gated).

PROPERTY HIGHLIGHTS

- Gorgeous brick home sits on fenced acreage ready for cattle or horses
- Hardwood and tile flooring, a bright kitchen with stainless appliances, and a cozy living room with a wood-burning fireplace
- Master suite offers a large bath, while two upstairs bonus rooms provide space for extra bedrooms, an office, or hobbies
- Also features an impressive cedar and cypress barndominium—a 4,560± sq. ft. barn with horse stalls and including a 964 sq. ft. living area complete with a central gathering space, custom bunks, and full bath

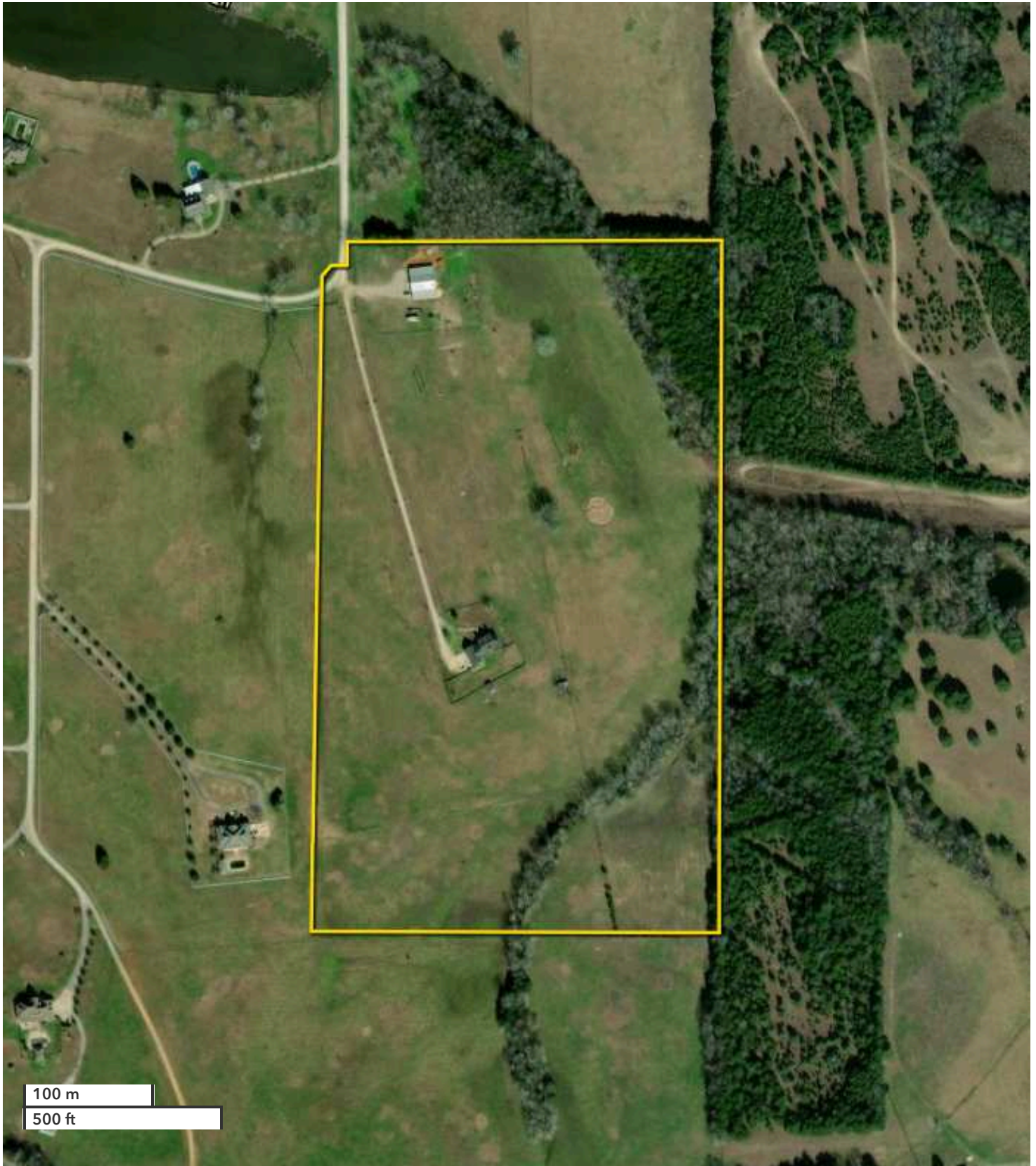




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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



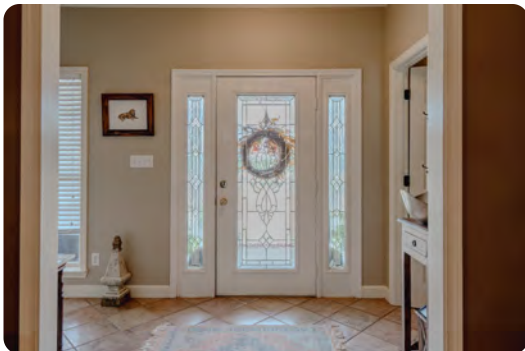
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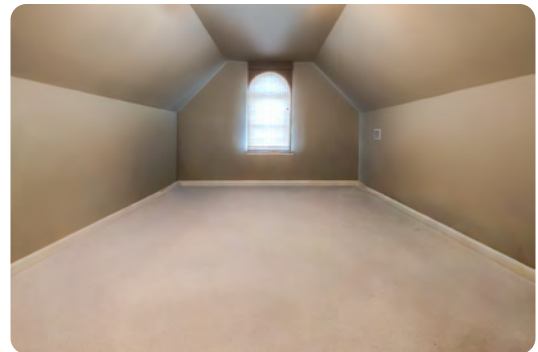


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**