



Valley Grande Berry Road Farm

51 +/- Acres | Dallas County, AL | \$218,025



National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com



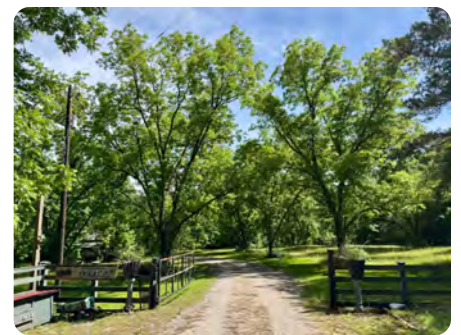
Clint Flowers
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This tract in the Valley Grande area blends the best of country living with natural beauty, privacy, and room to build something lasting. Whether it's a custom home, family getaway, or weekend retreat with hunting and recreation, this property offers the setting and features to bring that vision to life. Located on Berry Road, the property features a gated entrance and a private, all-weather driveway running the full length of the north boundary. Power is already on site, and public water is available on site or nearby, making it easy to get started with your build. As you arrive, you're greeted by a ~5 acre pecan grove along the front of the property, and the land gently rolls back to a ~14 acre open field at the rear, perfect for pasture, row crop, or a homesite overlooking your own stretch of green space. A live creek winds through the property, enhancing the scenery, wildlife habitat, and offering a potential fishing lake site. Key Features: • Paved Berry Road frontage with gated entrance • All-weather gravel drive along the north line ?



ACREAGE BREAKDOWN

51+/- Acres

ADDRESS

00 Berry Rd
Valley Grande, AL 36701

LOCATION

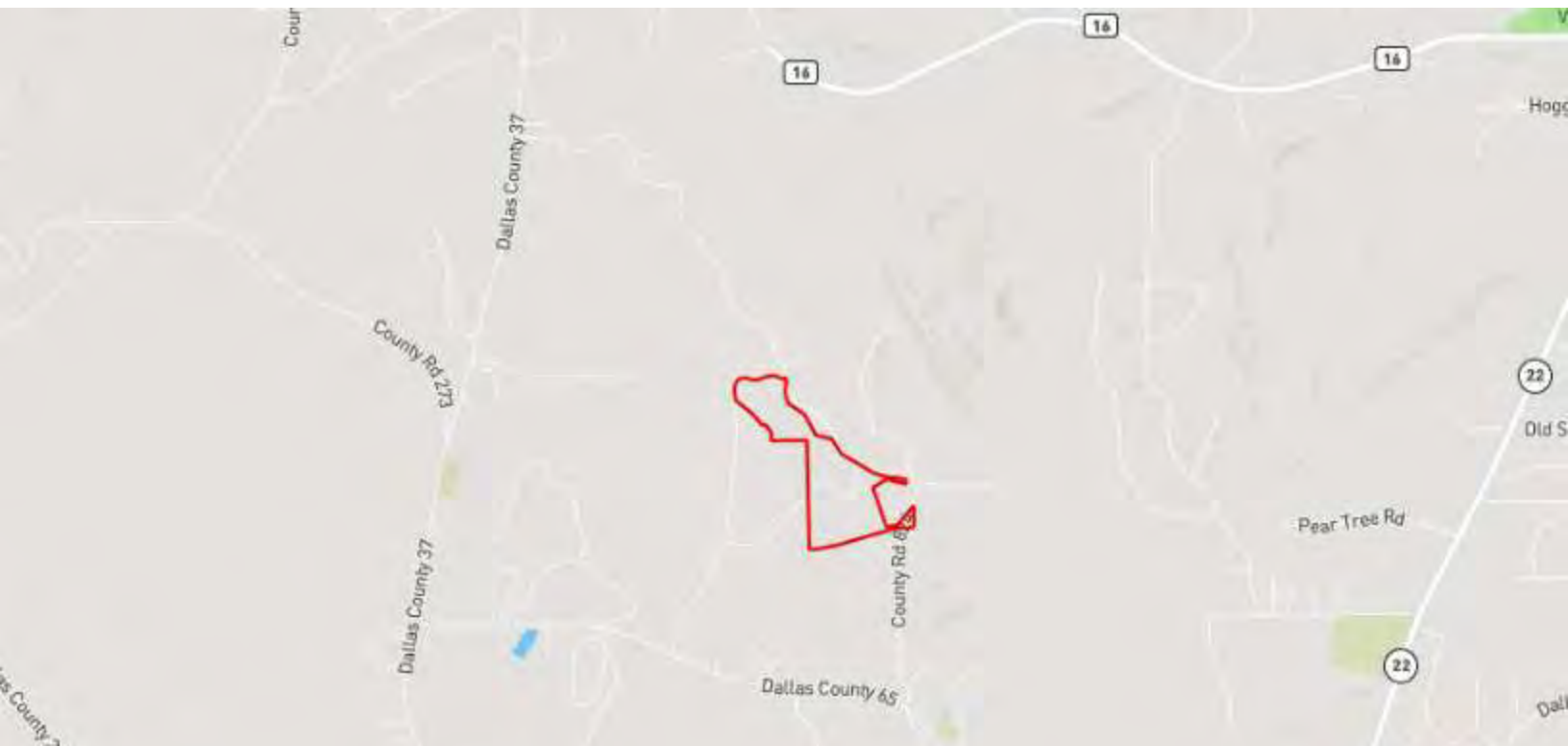
Contact Agent for Directions.

PROPERTY HIGHLIGHTS

- Paved Berry Road frontage with gated entrance
- All-weather gravel drive along the north line
- Power on site, with water service nearby
- 5 acres of mature pecan trees at the entrance
- 14 acre open ag field at the rear—ideal for pasture, planting, or views
- Live creek meandering through the property
- Rolling topography with scenic homesite options
- Abundant wildlife, with great habitat for deer and turkey
- Excellent hunting opportunities for trophy whitetail, turkey, and dove
- Large neighboring tracts provide privacy and support strong game populations
- Adjoining acreage available, if you're looking to expand

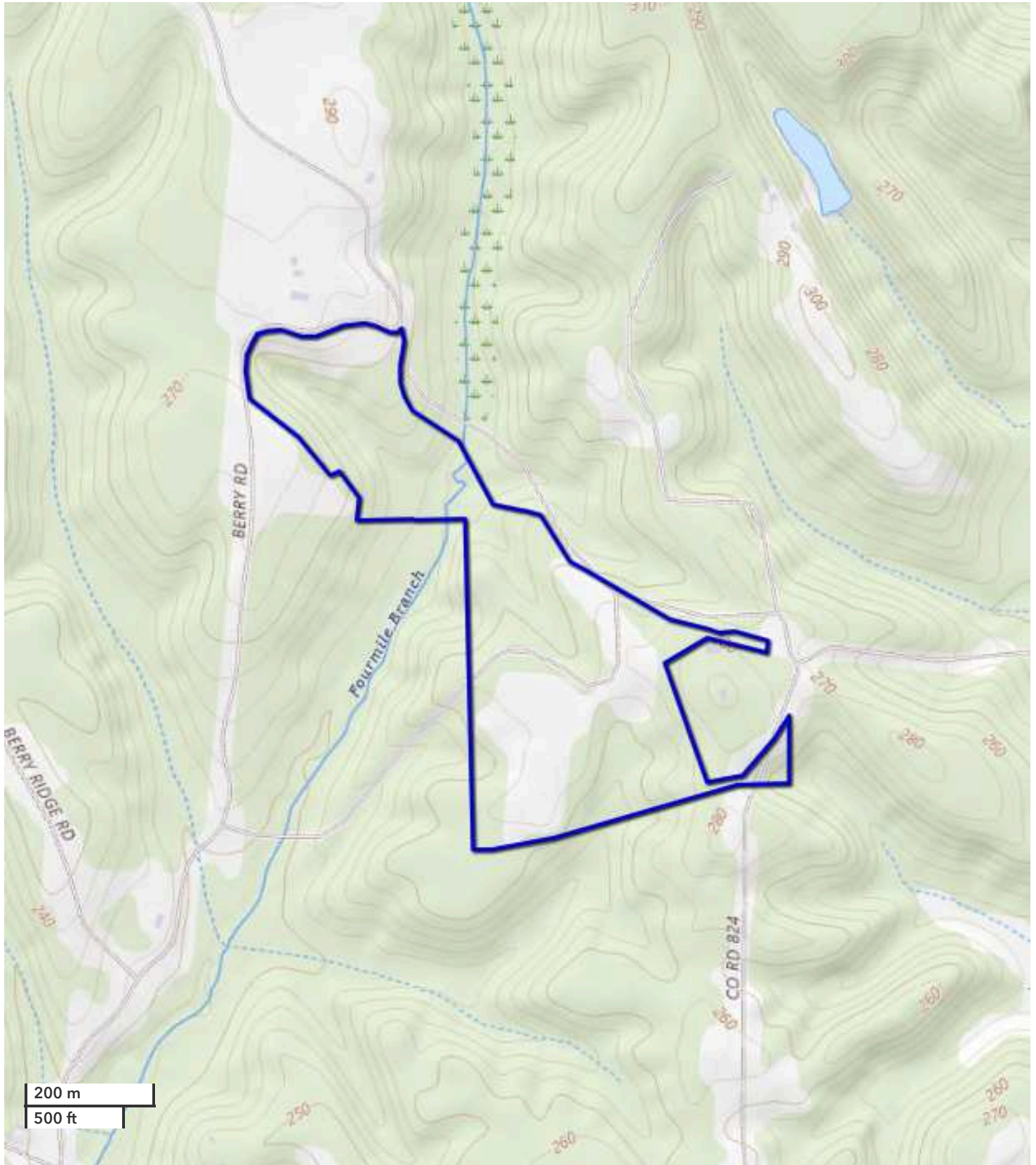


nationalland.com/listing/valley-grande-berry-road-farm





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.**