



Exceptional Views Near Downtown Mentone

1 +/- Acres | DeKalb County, AL | \$229,000

Property Lines Are An Approximation And Are Not Warranted



National Land Realty
310 Laurel Avenue
South Pittsburg, TN 37380
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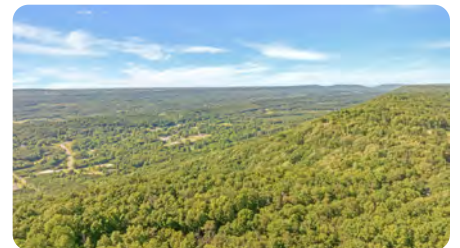
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PROPERTY SUMMARY

Best Lots, Best Town

Mentone, Alabama, is HOT! Come see why. This quaint mountaintop village is on almost everyone's list of the "Top Most Beautiful Towns" in Alabama, the Southeast, and the United States. Combine that with five adjacent lots of approximately one acre each, and you've found the perfect location. The gently sloping and wooded lots are on the west brow of Lookout Mountain. The views are incredible and the sunsets are stunning. You simply must see them to believe how beautiful they are. Pick your perfect lot or act quickly, and you can get all five now.



ACREAGE BREAKDOWN

All wooded

PARCEL #/ID

1303050000001.01

ADDRESS

Tract 1 Scenic Highway
Mentone, AL 30594

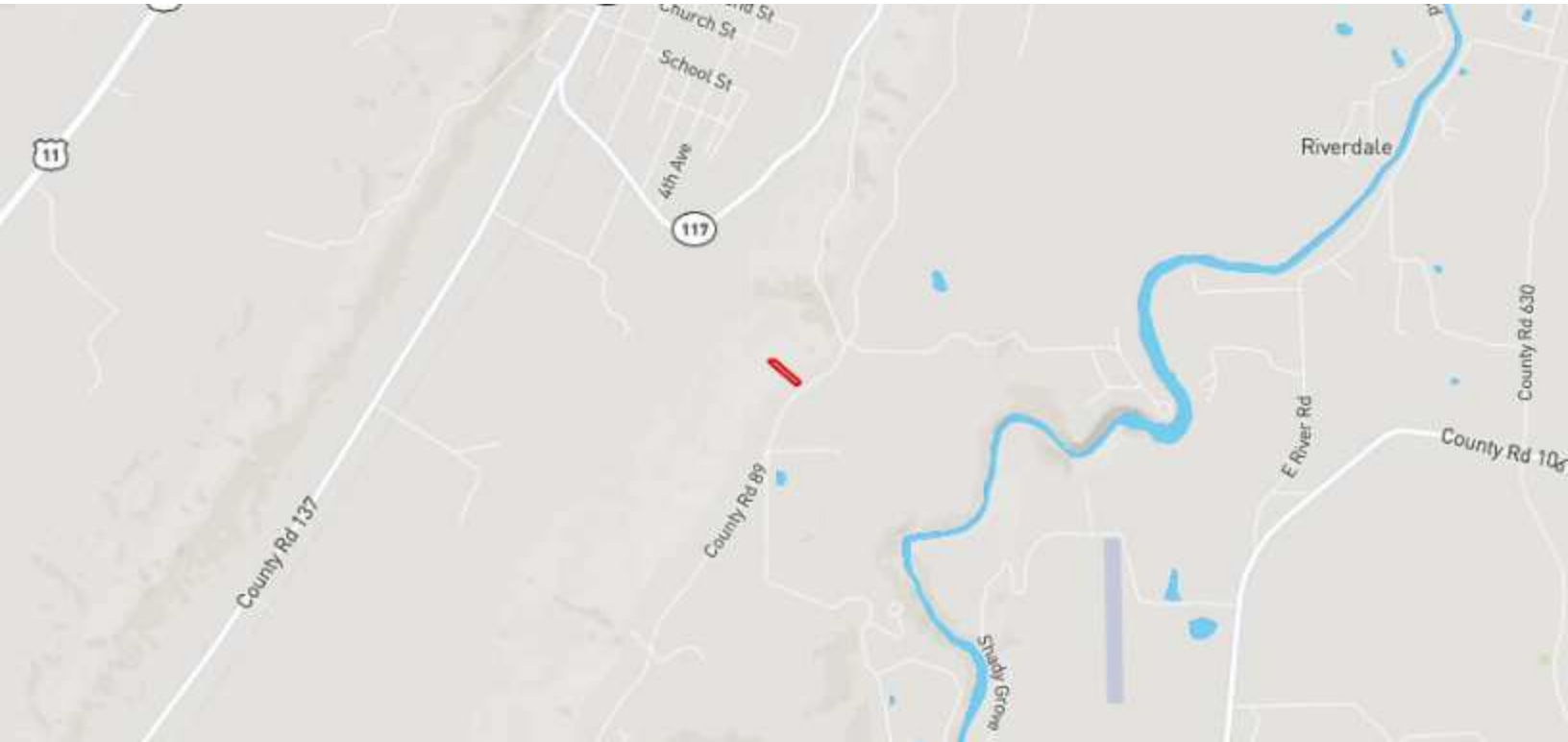
LOCATION

From Fort Payne, take exit 231 to HWY 117 toward Valley Head. In 1.3 miles, turn right on HWY 11, then make an immediate left onto 117. In 3.1 miles, make a sharp right turn at Tutwiler Gap. In 1.1 miles, turn right at the stop sign. The property will be on the right. Signs on t

PROPERTY HIGHLIGHTS



nationalland.com/listing/exceptional-views-near-downtown-mentone



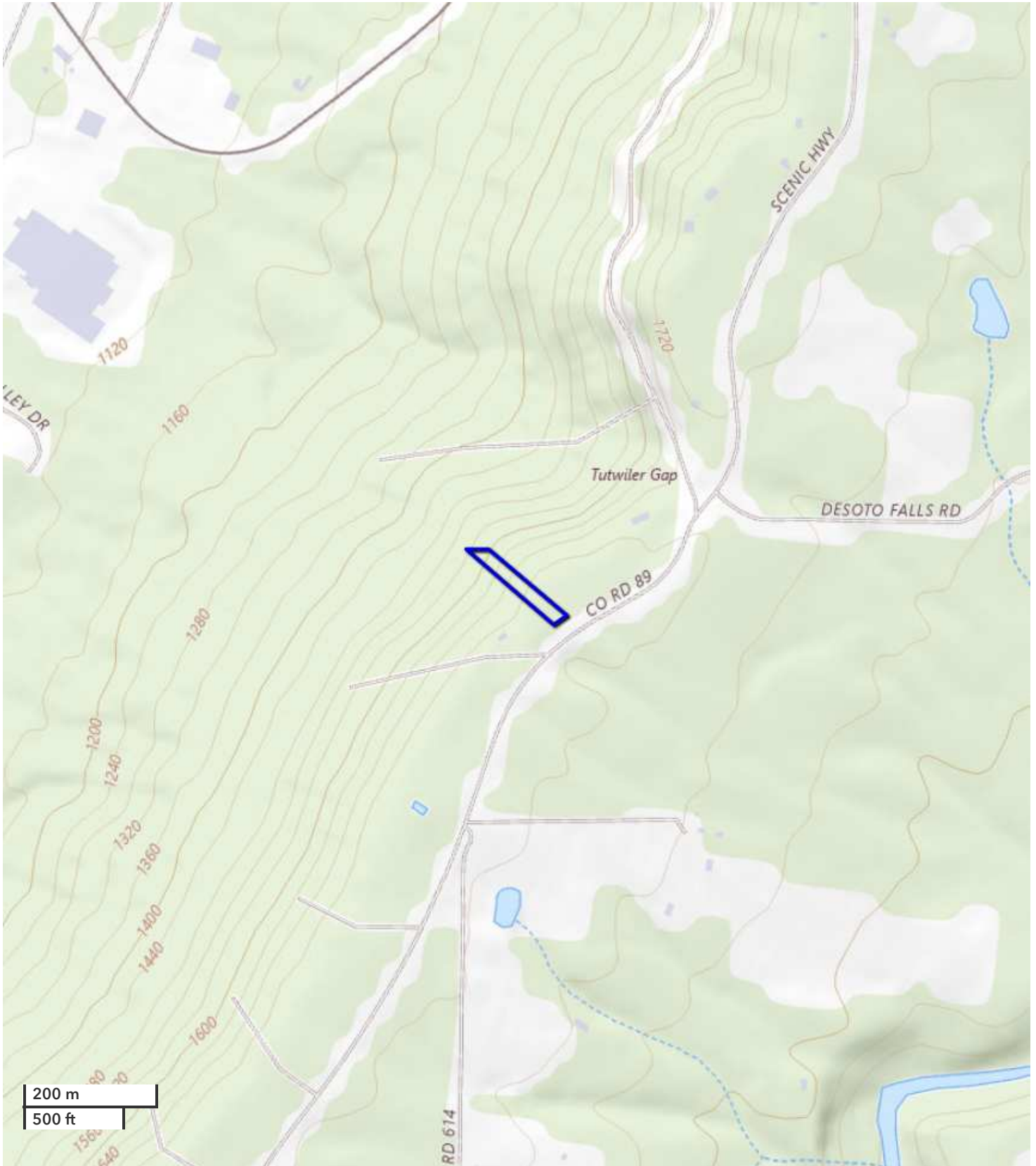


BRADLEY SHURETT
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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**