



# Exceptional Multi-Use Home And Recreational Property

14.13 +/- Acres | Cherokee County, AL



**National Land Realty**  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
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## PROPERTY SUMMARY

This is a very desirable property in a nice area of Cherokee County, Alabama. The tract is primarily wooded, consisting of large mature pine, red, and white oaks. There is about an acre currently planted in corn. There is a small branch located on the property that may not run year-round. There is ample road frontage on County Rd 57. Power and county water are available. There are numerous potential homesites throughout the property. Ideal place to have a home, as well as ideal deer and turkey hunting. There is an ideal area for a garden or food plot. Located in close proximity to either Ft Payne or Centre. Famous Lake Weiss is also located nearby. This size property is sought after currently, so it won't be available for long. Please call Bill Davis for any questions.



## **ACREAGE BREAKDOWN**

14.13+/- Acres: Approximately 1 acre of ag field. The rest of the property is mixed mature pine and oaks.

## **ADDRESS**

0 County Road 57  
Fort Payne, AL 35967

## **LOCATION**

From Leesburg, take Hwy 68 north and turn right onto Hwy 273. Travel on 273 until you come to Hwy 275. Turn right onto 275 and travel to Hwy 43. Take 43 until you come to County Road 57. Turn right onto Co Rd 57. Travel til you see the NLR sign on the right.

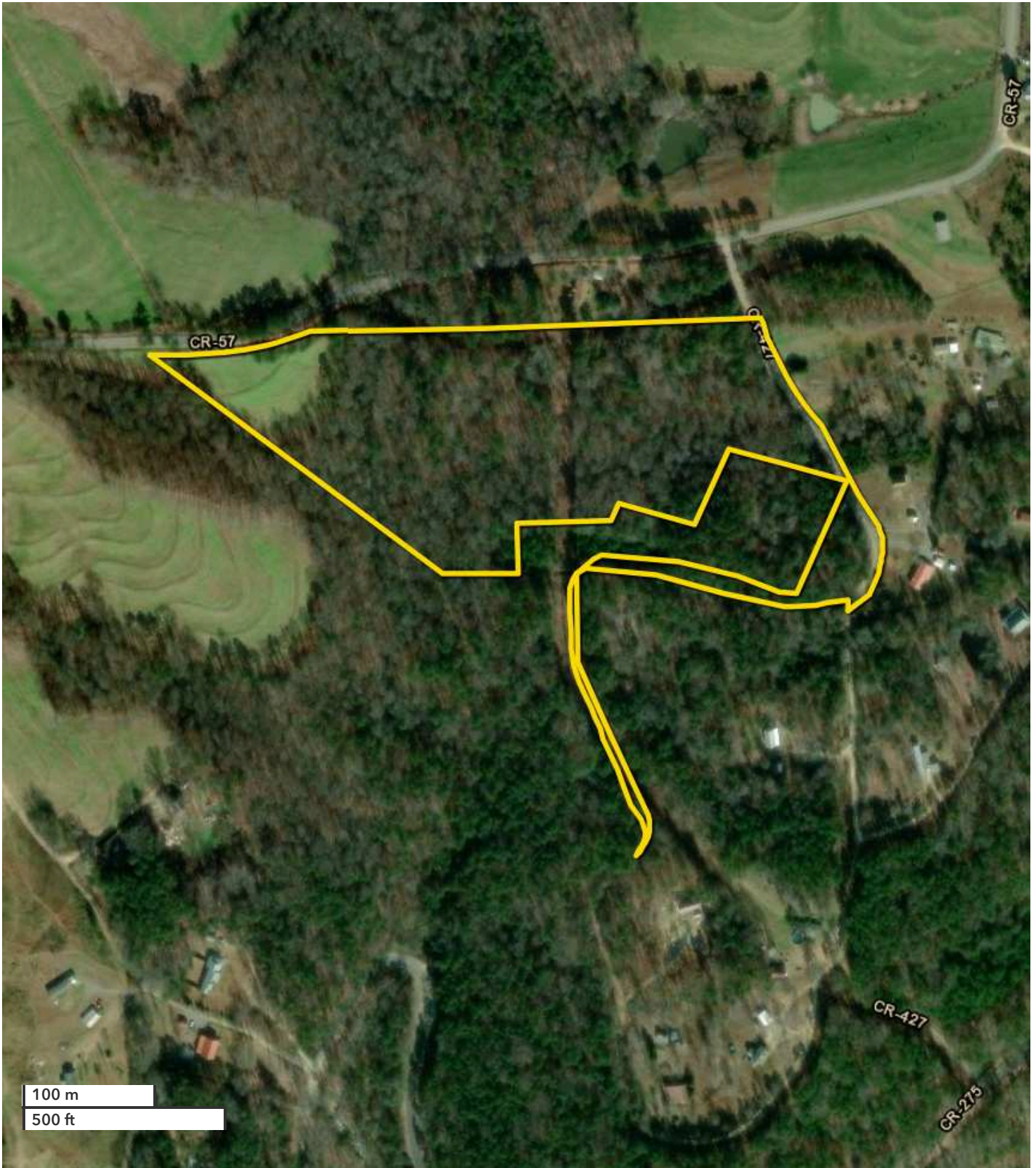
## **TAXES**

\$157/year (2025)

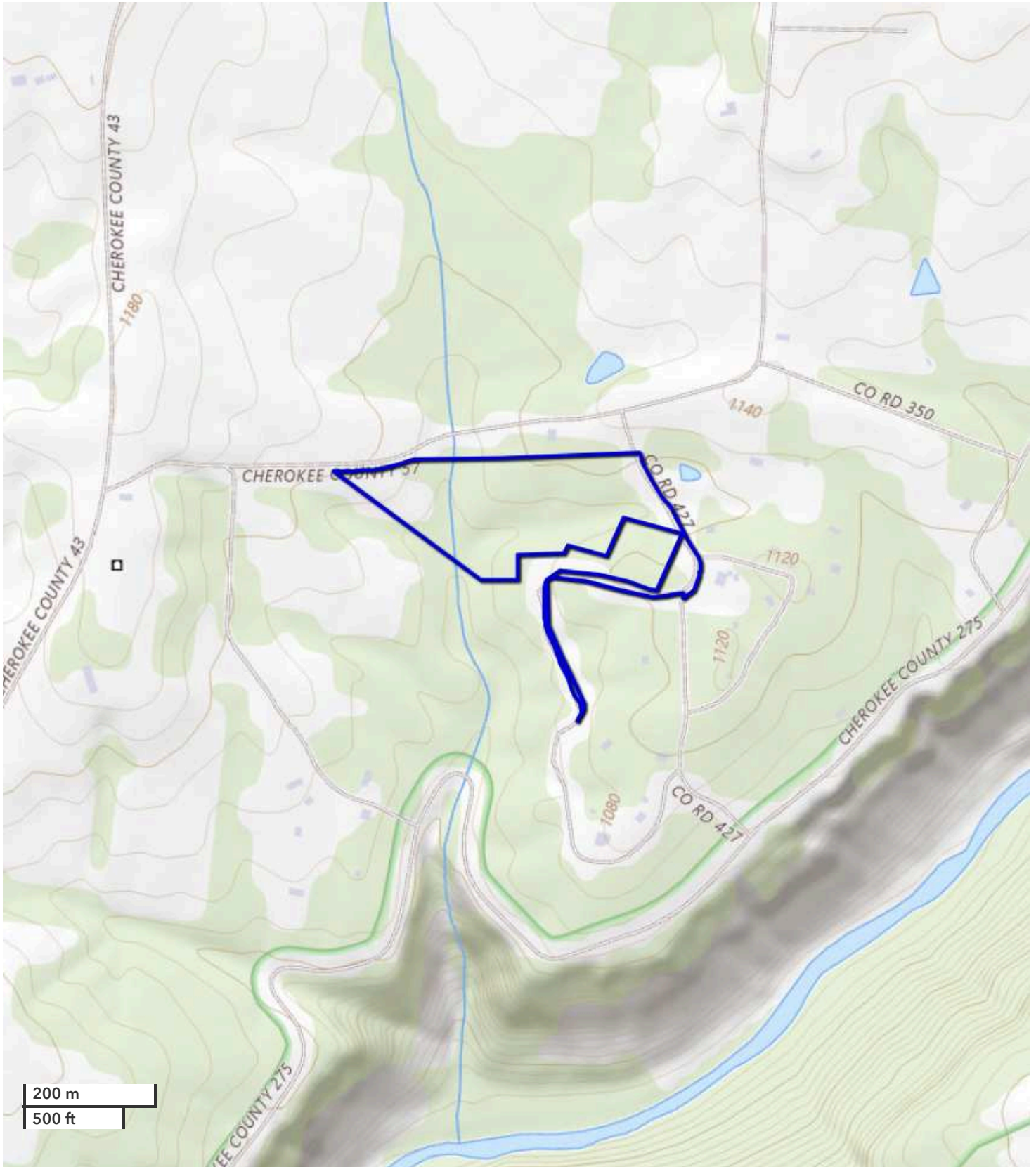
## PROPERTY HIGHLIGHTS

- Nice corn field
- Mature pine, white, and red oaks
- Wet weather branch
- Road frontage





*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.**