



Paint Rock Valley Recreation/Hunting Tract

69 +/- Acres | Jackson County, AL



National Land Realty
2101 Clinton Avenue West
Suite 301B
Huntsville, AL 35805
NationalLand.com



Jeremy Banks
Office: 256-860-4036
Cell: 256-278-1889
Fax: 864-331-1610
Jbanks@nationalland.com

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National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This 69-acre tract in Swaim, Alabama, located at the corner of Alabama Highway 65 and Alabama Highway 146, is a breathtaking property with a variety of features that make it a prime recreational retreat. Enrolled in a Wetland Restoration Program (WRP) for the next 11 years, it allows landowners to protect and enhance their property while receiving environmental benefits. It boasts some large mature trees, ponds perfect for ducks, and green fields designed to attract deer, offering excellent hunting opportunities for deer, turkey, and ducks. The Paint Rock River borders the property for a few hundred feet, adding fishing and water access to its appeal. With stunning mountain views, diverse ecosystems, and abundant wildlife, this property is ideal for nature lovers, hunters, and those seeking a private getaway.



ACREAGE BREAKDOWN

69+/- Acres in a Wetland
Restoration Program

PARCEL #/ID

10-05-16-0-000-011.000

ADDRESS

0 CO RD 65
Swaim, AL 35745

LOCATION

From downtown HSV, take 72
West Towards Scottsboro.

Turn on AL Hwy 65 and go to the
end (17 Miles).

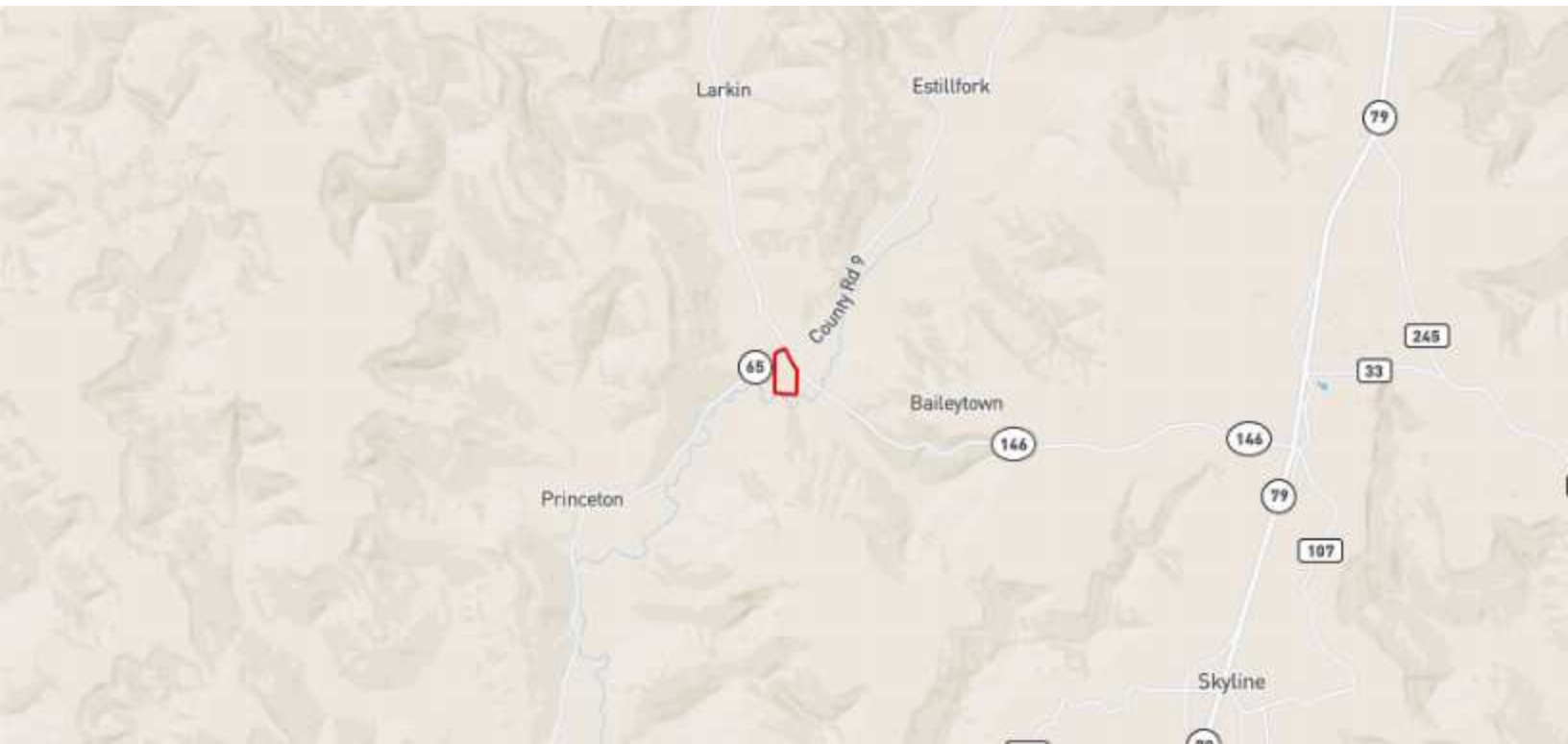
The property is on the right just
before you get to AL Hwy 146.

TAXES

\$483/year (2024)

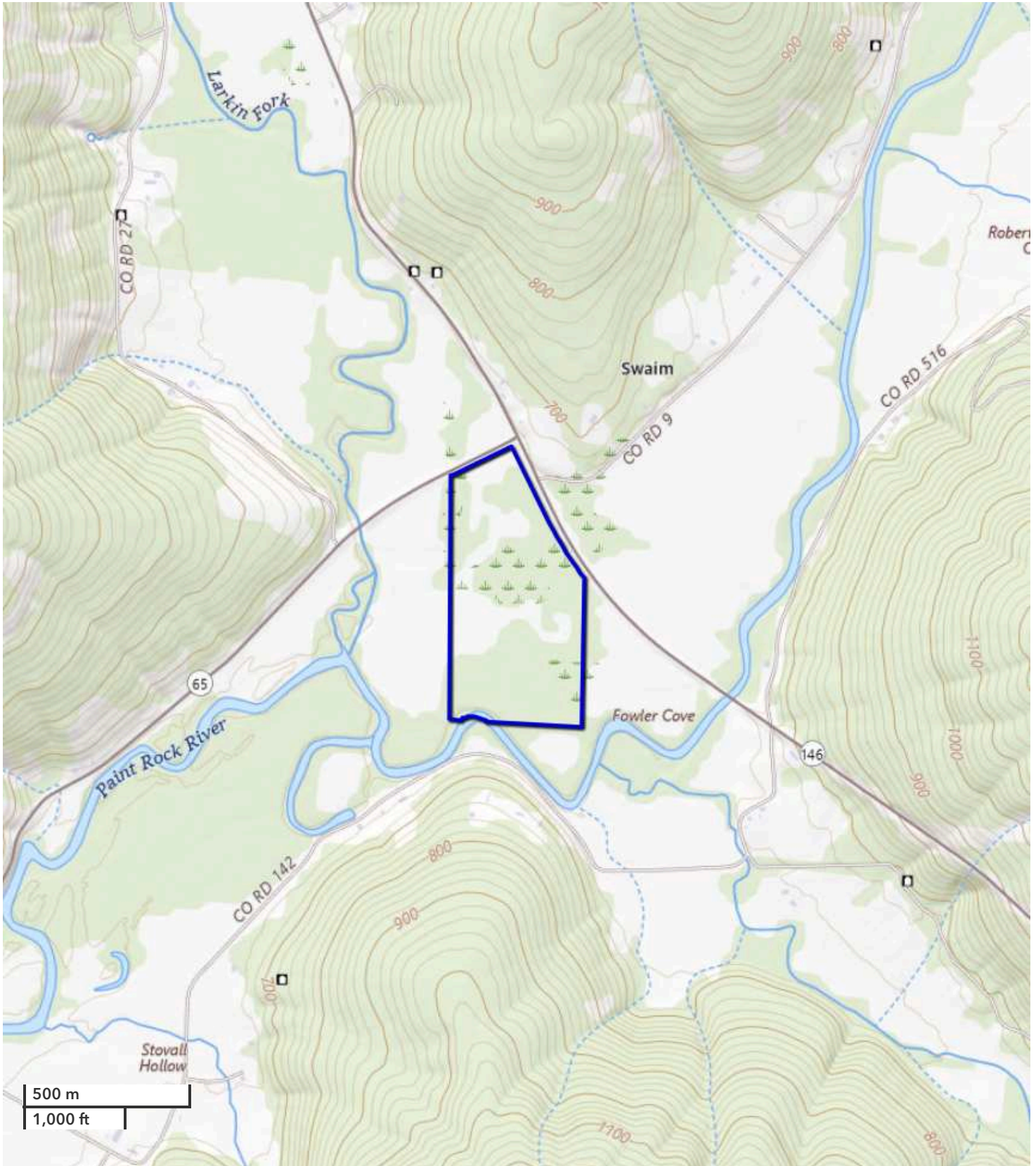
PROPERTY HIGHLIGHTS

- Corner of Alabama Highway 65 and Alabama Highway 146, Swaim, Alabama Paint Rock River frontage for approximately a few hundred feet
- Wetland Restoration Program (WRP): The property is enrolled in a Wetland Restoration Program for the next 11 years which allows landowners to protect and enhance their property while receiving environmental benefits. While no permanent structures can be built during this time, camping is allowed.
- Ponds ideal for duck habitats Green fields designed for attracting deer Some large mature trees providing shade and aesthetic appeal Mountain views enhancing the property's scenic value
- Wildlife: Excellent hunting opportunities with populations of deer, turkey, and ducks
- Recreational Opportunities: Hunting, camping, birdwatching, and fishing along the Paint Rock River
- This property is ideal for nature enthusiasts, hunters, or those seeking a private retreat in a beautiful setting. The combination of wetlands, wooded areas, and open fields ensures diverse ecosystems and abundant wildlife.

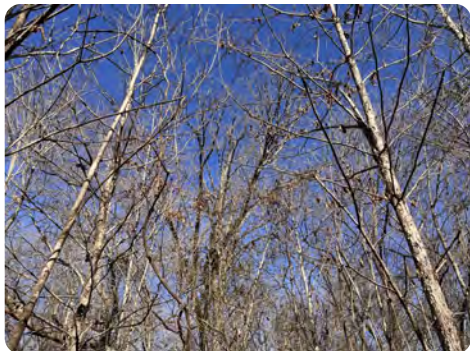




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**