



## Valley Grande Home Site/Homestead

43.2 +/- Acres | Dallas County, AL | \$110,000



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





## PROPERTY SUMMARY

### **43.2 Acres – Valley Grande, AL** **Unrestricted Land with Prime Timber & Wildlife**

Located just outside Historic Selma, this 43.2-acre property in Valley Grande offers the perfect blend of seclusion and convenience. With no building restrictions, it's ideal for a custom home, cabin, or hunting retreat. The land features 34 acres of pre-merchantable pine/hardwood and 10 acres of mature hardwoods—excellent for both timber investment and habitat. Multiple scenic homesites are available, and the area is rich in upland game, deer, and doves. Enjoy country living with the freedom to build what you want, surrounded by nature, yet just minutes from Selma's historic charm. A rare opportunity for recreation, investment, or peaceful rural living in Valley Grande.



**ACREAGE BREAKDOWN**

~33 acres in 10 yo natural  
pine/hardwood

~10 acres in mature hardwood

**PARCEL #/ID**

1204180001001000

**ADDRESS**

974 Merrifield Drive  
Valley Grande, AL 36701

**LOCATION**

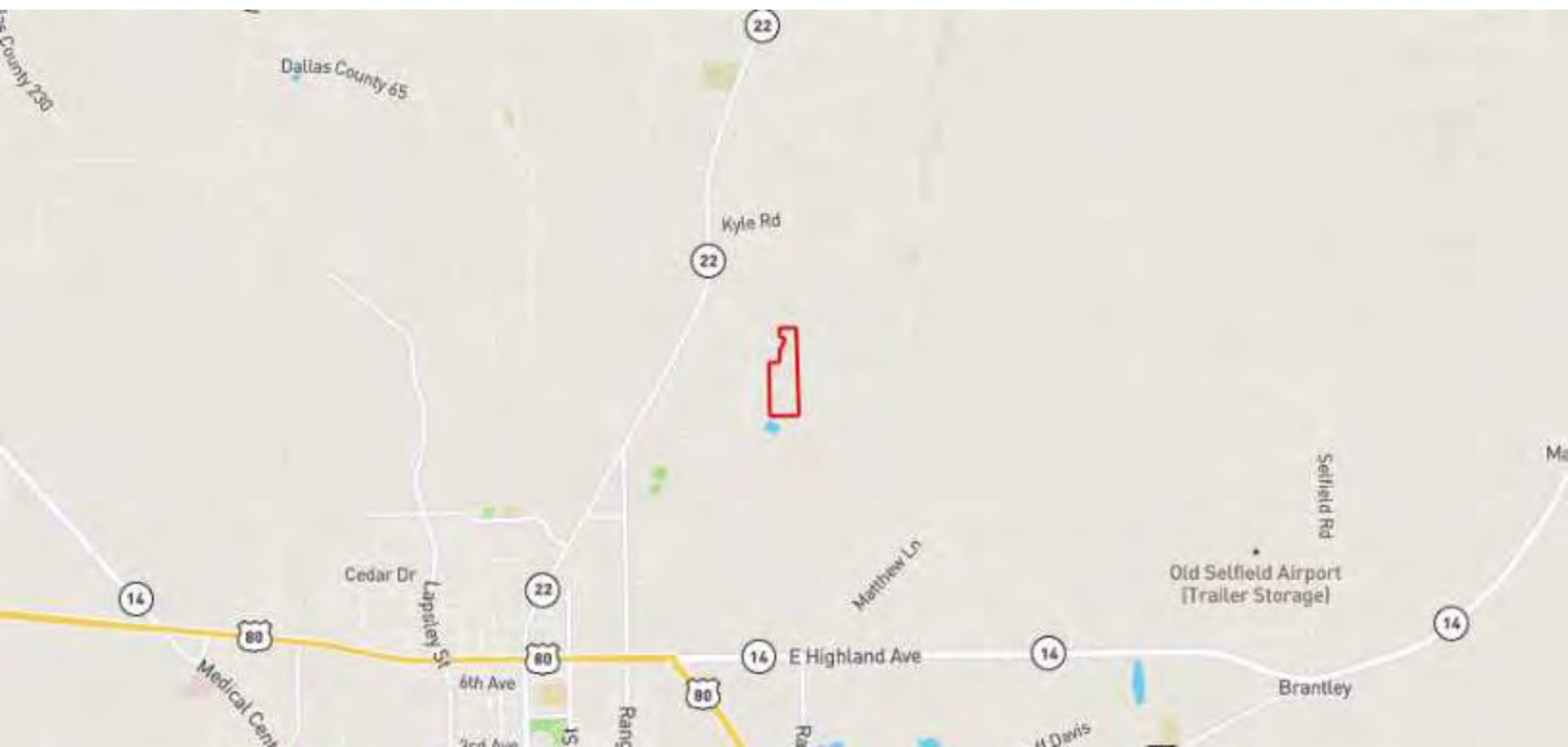
Turn onto Merrifield Drive off of AL  
HWY 22, go east onto either  
Hilandale Drive or Overlook Drive  
and the property starts at the end  
of either road.

**TAXES**

\$55/year (2024)

## PROPERTY HIGHLIGHTS

- **Recreational & Hunting Paradise** - Abundant deer, doves, and upland game make this a turnkey property for recreational use and outdoor enthusiasts.
- **Multiple Scenic Home Sites** - Several elevated, build-ready spots with beautiful views—perfect for a dream home, cabin, or weekend retreat.
- **Unrestricted Zoning Freedom** - Unrestricted zoning allows mobile homes, cabins, custom builds, or RV setups—ideal for those seeking total freedom.
- **Peaceful & Private Setting** - Tucked away for peace and seclusion but just minutes from Historic Selma's shops, dining, and cultural attractions.
- **Wildlife & Biodiversity** - Hardwoods and mixed timber support a healthy wildlife population, appealing to hunters and conservation-minded buyers.
- **Land With Long-Term Appreciation** - Rural land and timber tracts are seeing increased demand nationwide, positioning this property for strong appreciation.
- **Perfect for Off-Grid Living** - A great setup for solar, well, and septic systems—especially appealing as off-grid and self-sufficient living trends grow.
- **Low Maintenance Entry-Level Acreage** - At just over 43 acres, it's manageable in size but big enough to deliver privacy, recreation, and financial upside.

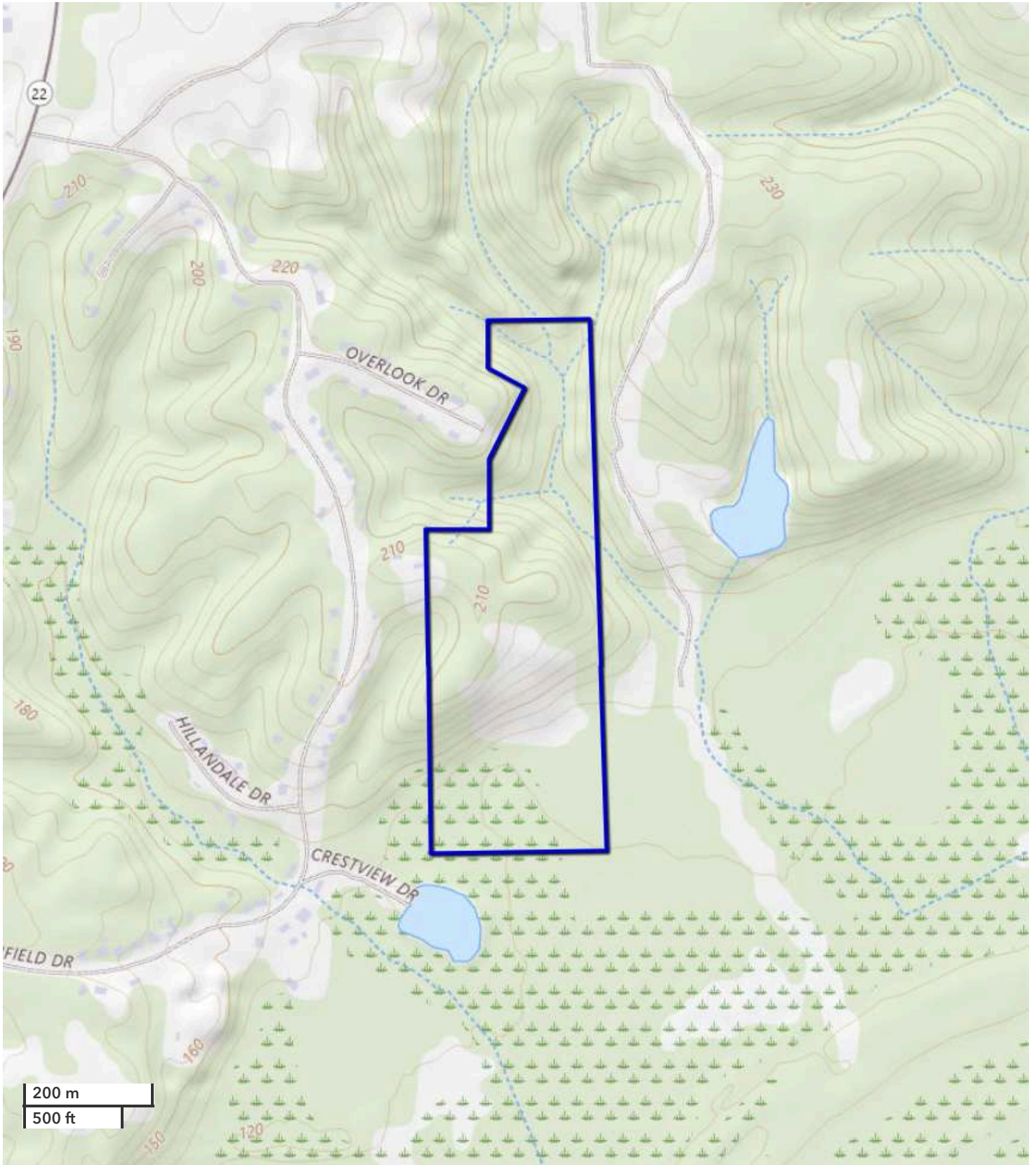






*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*





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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.**