



## Premiere Hunting In The Heart Of AL.

718 +/- Acres | Wilcox County, AL



**National Land Realty**  
2633 Valleydale Rd.  
Suite 150  
Birmingham, AL 35244  
[NationalLand.com](http://NationalLand.com)



**Adam Waldrep**  
Office: 256-559-3577  
Cell: 334-750-9345  
Fax: 864-331-1610  
[Awaldrep@nationalland.com](mailto:Awaldrep@nationalland.com)

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



## PROPERTY SUMMARY

Looking for the perfect opportunity to invest in the outdoors? Look no further than this premiere hunting and fishing destination here in Pine Apple, Alabama. This 718-acre property boasts an amazing, one-of-a-kind, diverse population of wildlife in the state. This property is home to whitetail deer, turkeys, one of the largest herds of Red Deer in the state, and approx. 120 North American Bison! Grass fed, no antibiotics, no growth hormones or chemicals, 100% organic bison. Enjoy fishing in a 25-acre lake or two of the other ponds on the property. This property is protected by a 12/14+/- foot high fence along the boundaries of the property. A deer breeding facility, numerous shooting houses, a wheelchair accessible shooting house, two 1,400+/- sq. ft. barns, a 2,700+/- sq. ft. pole barn, a 1,700+/- sq. ft. home for guests, and a beautiful 3,000+/- sq. ft. home with an attached garage and workshop sit atop this property as well! Don't miss out on this premiere hunting opportunity!





ACREAGE BREAKDOWN

718+/- Acres

PARCEL #/ID

17-08-28-0-000-001.001 , 17-09-29-0-000-001.000 , 17-09-32-0-000-002.000

ADDRESS

6040 Highway 28 E  
Pine Apple, AL 36768

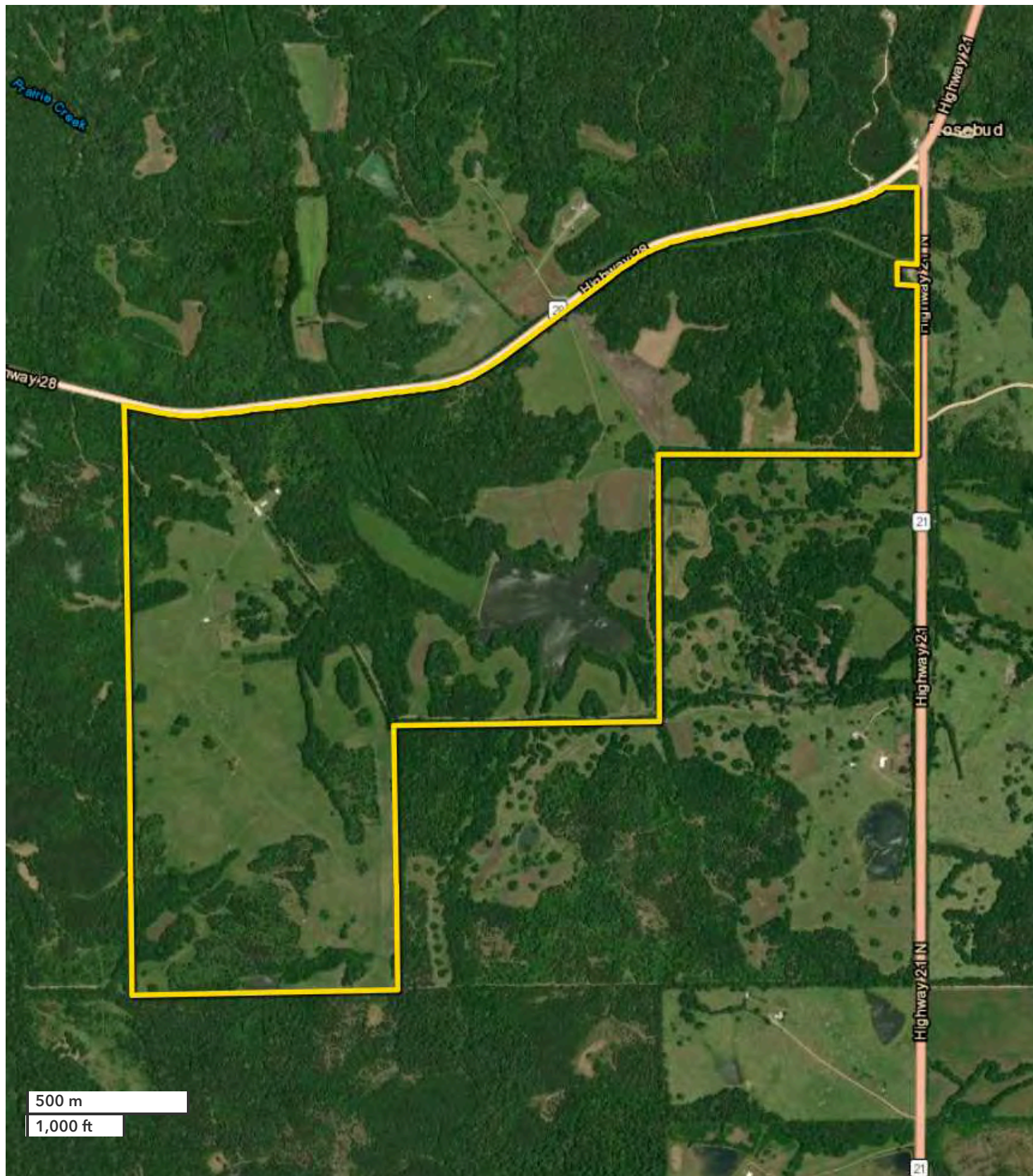
LOCATION

From Pine Apple, Alabama, head West on Alabama State Route 10 towards Oak Hill, Alabama. Pass through the Highway 21 and Highway 10 intersection and go approximately 3.5 miles, turn right onto Co Rd 51, continue on for roughly 3.3 miles, and turn right onto AL-28 E, drive for ro

## PROPERTY HIGHLIGHTS

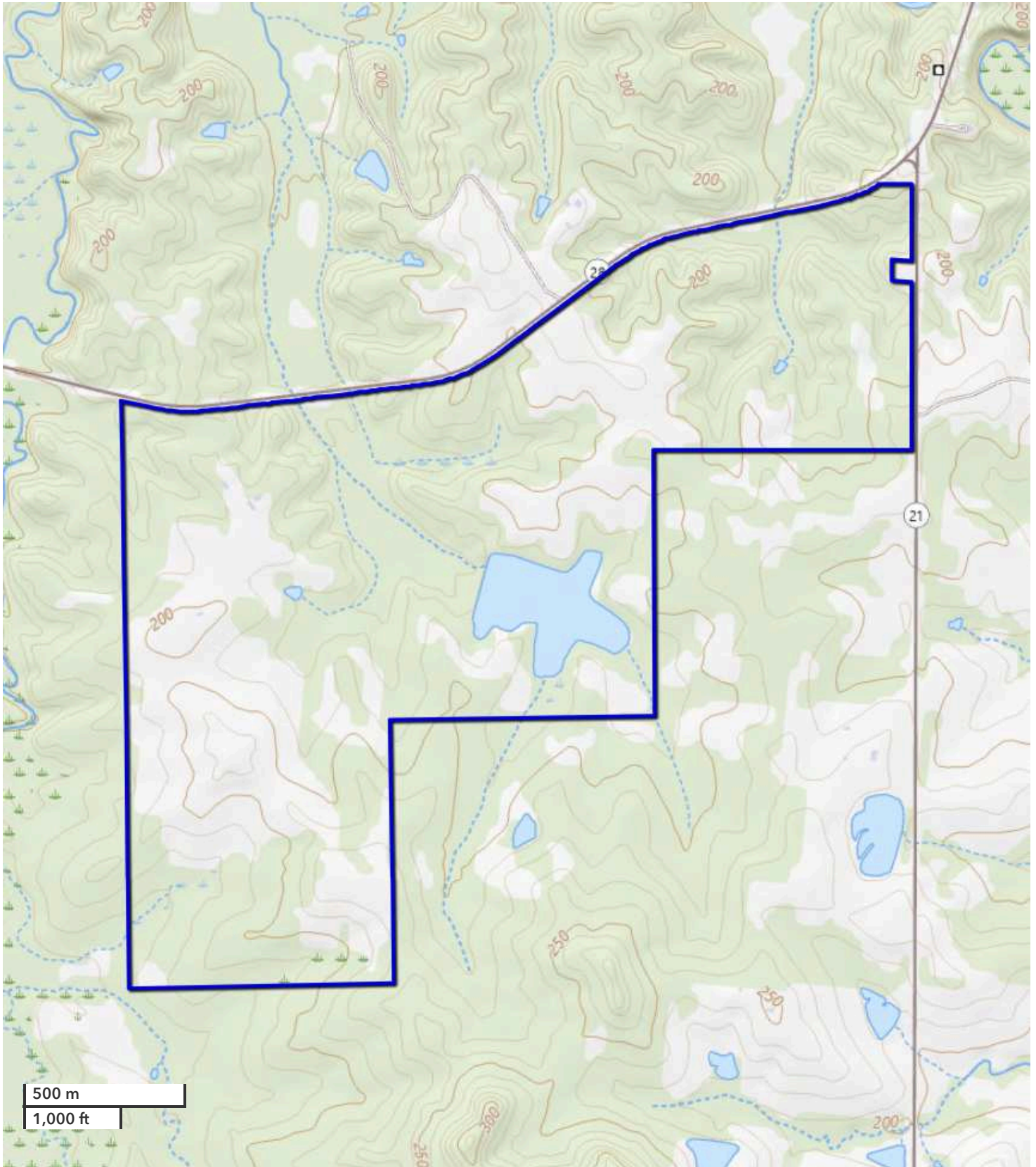
- Incredible hunting! The abundance of diverse wildlife.
- Private hunting escape. Well-maintained property.
- A rare and once in a lifetime opportunity with income producing through hunting.
- This property boasts 732 acres with food plot locations.
- Enjoy and relax fishing between three different bodies of water: a 25-acre lake, and two stocked ponds.
- Well-established road systems throughout the property.





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





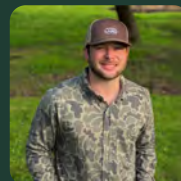
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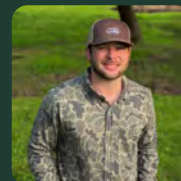
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**REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)**

**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.**