



Centreville Hwy 82 Home Sites - Timber - Hunting

93 +/- Acres | Bibb County, AL | \$499,000



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com



Monroe Payne
Office: 205-579-8418
Cell: 205-652-3333
Fax: 205-343-2144
Mpayne@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

Exceptional 93-acre property located along Highway 82 East, offering easy access, prime visibility, and a host of desirable features for the outdoor enthusiast or investor. This diverse tract includes a scenic 3.5± acre lake professionally managed by Southeast Pond, a meandering stream, and a solid network of well-maintained internal roads. The timber consists of 11–12-year-old pine, with sections that have undergone prescribed burning to improve habitat and promote healthy growth.

Multiple excellent home sites are scattered across the property, with electricity readily available—making it well-suited for a private estate, hunting retreat, or long-term land investment.

In spring 2024, Southeast Pond enhanced the lake with a strategic stocking of threadfin shad, coppnose bluegill, and flathead minnows. Fertilization services were also performed, and a Texas Hunter fish feeder was installed, utilizing high-quality Purina brand feed. In summer 2024, F-1 largemouth bass were stocked, with the bass population projected to reach an average weight of 6 pounds by 2027.

This is a rare opportunity to own rural land with both recreational appeal and strong development potential.



ACREAGE BREAKDOWN

93+/- Acres

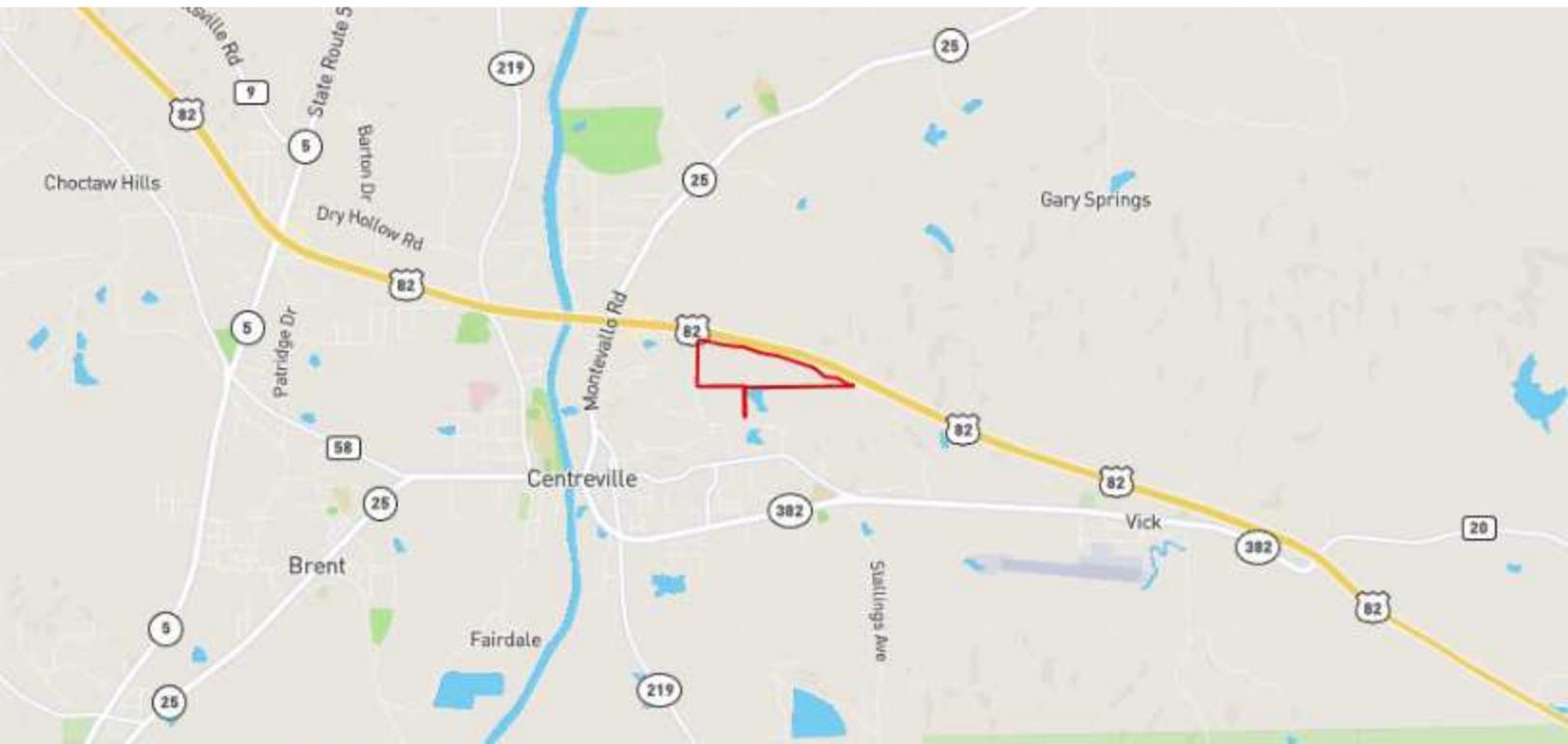
ADDRESS

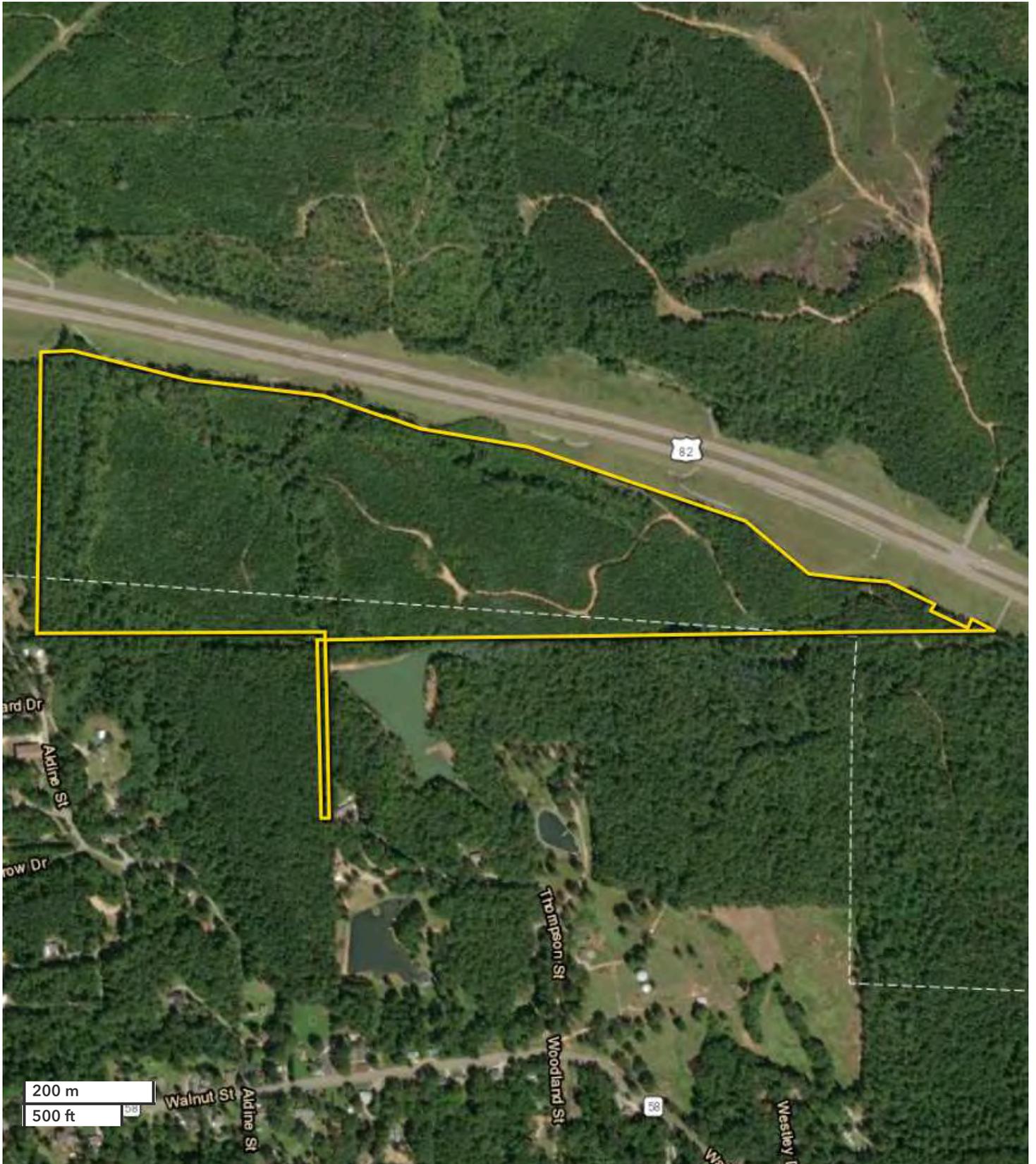
0 Highway 82 East
Centreville, AL 35042

LOCATION

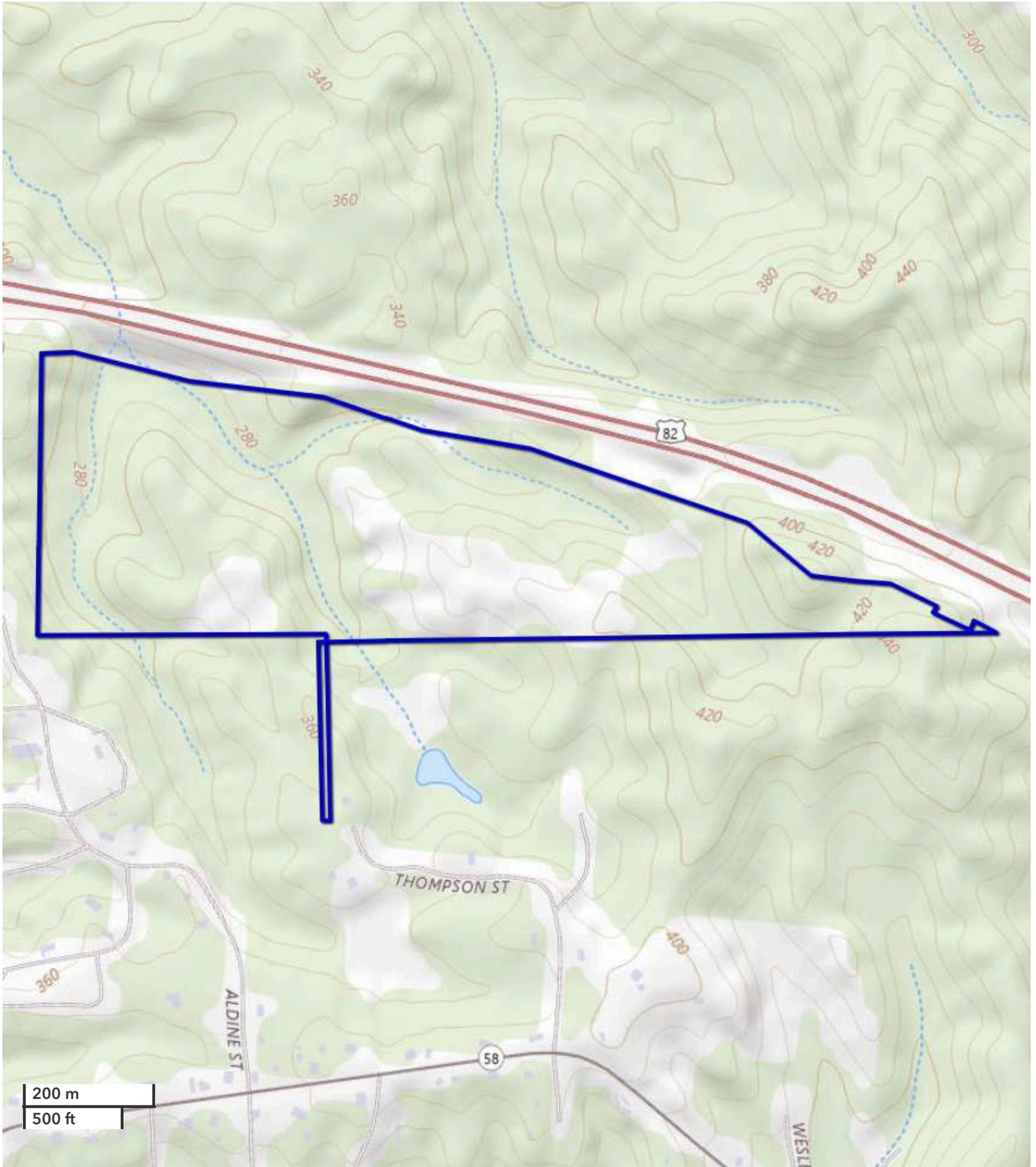
Contact us for property location
details.

PROPERTY HIGHLIGHTS





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.**