



Sycamore 163 - Long Leaf Timber Investment and Hunting

163 +/- Acres | Talladega County, AL | \$415,650



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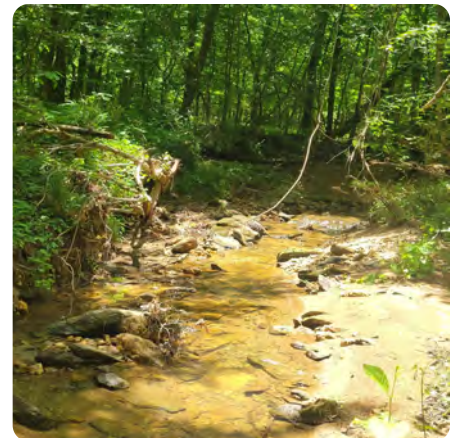
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PROPERTY SUMMARY

This property borders the Talladega National Forest - 392,567 acres big time bonus!

This 163 acre tract is an excellent Long Leaf timber investment and recreational hunting tract. The Long Leaf pines were planted 24 years ago and are ready for the 1st thinning. The Long Leaf pines love fire, and once this is done, the remaining timber will grow at a faster rate and will produce additional income in the future from another timber harvest. The property was burned in the spring of 2024 with a prescribed fire. All fire lanes are in place, and several internal roads allow for easy access throughout the property. The extra-wide SMZ and bottoms have a variety of impressive mature hardwoods, including swamp chestnuts. These funnels or draws are perfect for deer hunting and roosting area for turkeys. The turkey population is thriving on this land. I have lost count of the number of gobblers I have seen here. Also, beautiful Baker Branch runs through the property north and south. The big bonus is that it shares the same property line and backs up to the National Forest. Call today; do not wait! It will sell fast!



ACREAGE BREAKDOWN

Planted in Long Leaf Pines on approximately 130 acres. 24 year old Long Leaf Pines. The remainder in SMZ and one creek,

PARCEL #/ID

2409320000006

ADDRESS

0 County Road 149
Sycamore, AL 35149

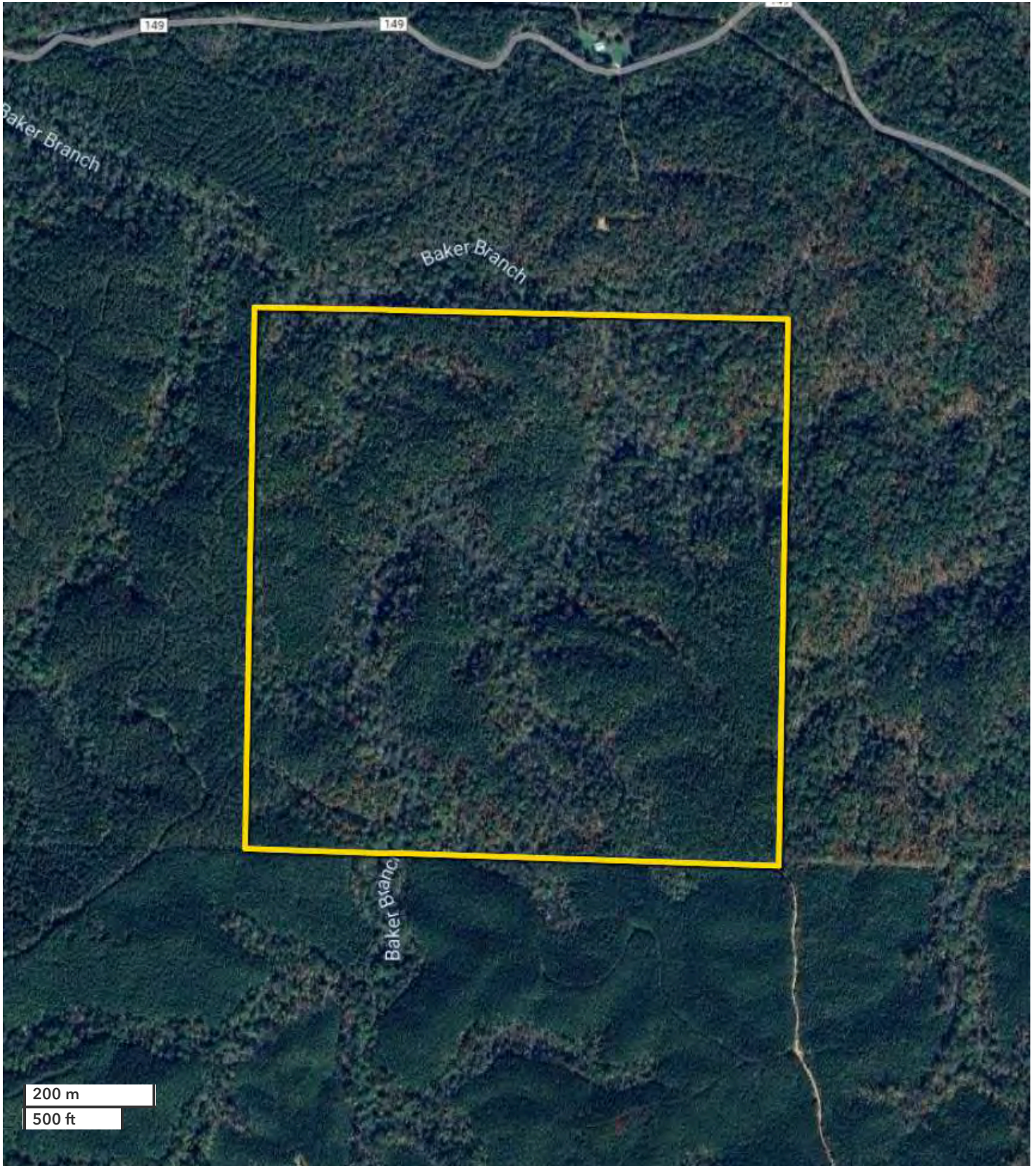
LOCATION

Sycamore, Alabama, is located on Highway 21 between Sylacauga and Talladega. From Sycamore, take CR 149 East. A short 10-minute drive to the property.

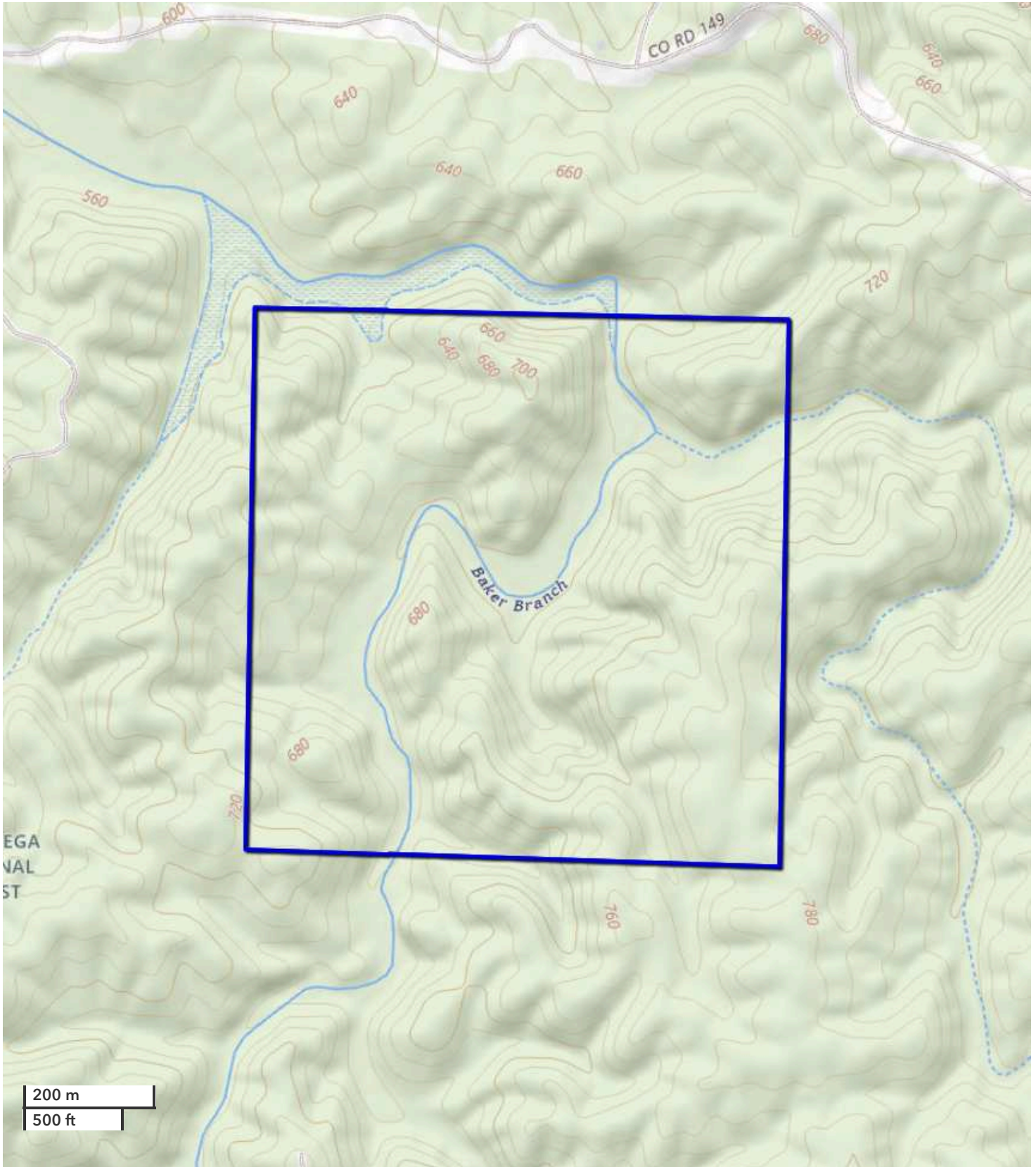
PROPERTY HIGHLIGHTS

- Long Leaf timber investment and hunting
- 24 year old Long Leaf pines
- Borders the Talladega National Forest
- Abundant number of turkeys and deer
- Convenient to Birmingham and Montgomery
- Baker Branch runs through the property

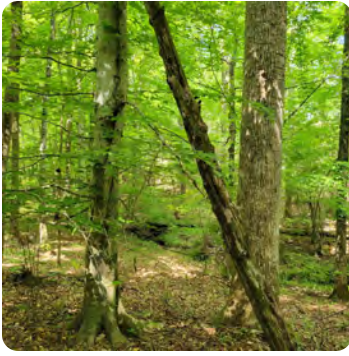




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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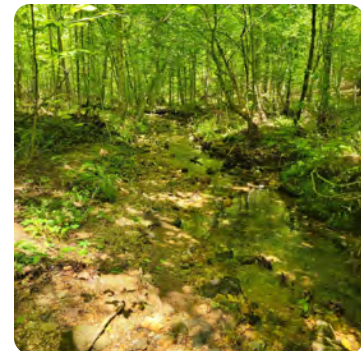


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**