Clanton Recreation Tract

157.06 +/- Acres | Chilton County, AL | $649,000



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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

Clanton Recreation Tract consists of 157+/- acres in Chilton County. This property is very diverse for its size, with the timber makeup, water sources, terrain, and road system. Most of the mature timber is found along the creek and on the hillsides; there are great bedding habitats/ thickets scattered over the property. There is over 2,500’ of year-round creek frontage and a nearly one acre pond. There are areas for 5-7 food plots that are well spaced through the tract. The topography has a general roll with a higher elevation point of 600’ that offers some great views. There is a good road system that allows easy access around the property. There is great opportunity for deer, turkey, and small game, along with fishing. Multiple sites for homes or cabins; power & water are available. The property is located just 5 miles off of exit 219 on US-65.

This property is shown by appointment only. Proof of funds is required prior to scheduling a showing.





Acreage Breakdown

1 +/- acre pond

10+/- acres open land

146 +/- acres timbered

Parcel #/ID

0701110000003.000;
0701110000003.004;
0701120000011.000;
0701120000011.002

Address

0007 County Road 195
Clanton, AL 35046

Location

Going South on 65, take Exit 219, turn left onto CR 42 for 3.9 miles, turn right onto CR 195 for 1.4 miles. Property is gated and will be on your right

Property Highlights

- Abundance of wildlife
- Great road system
- 2,500’ frontage on Blue Gut Creek
- Multiple homesites
- Pond



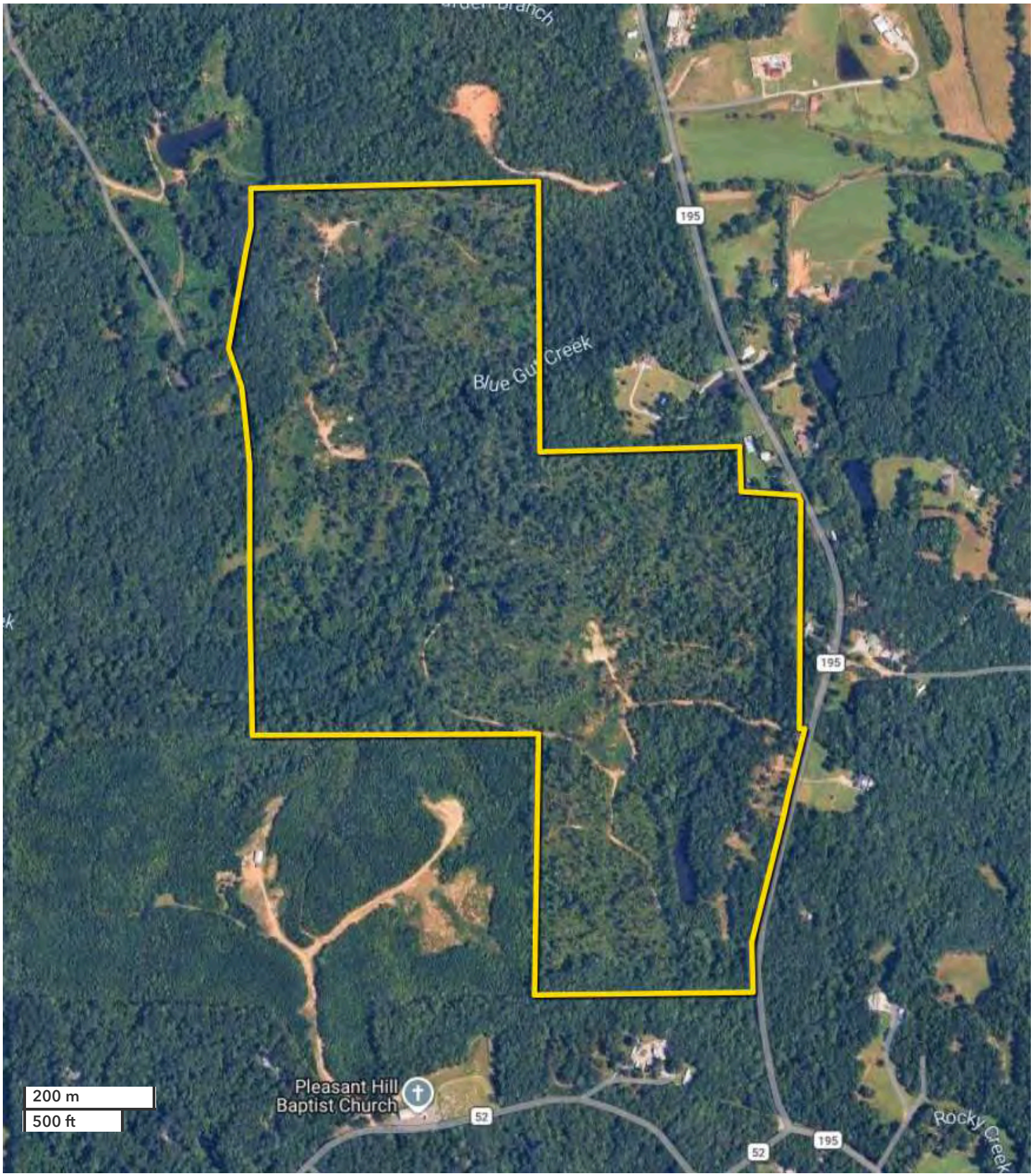


nationalland.com/listing/clanton-recreation-tract-1



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Chilton County, AL
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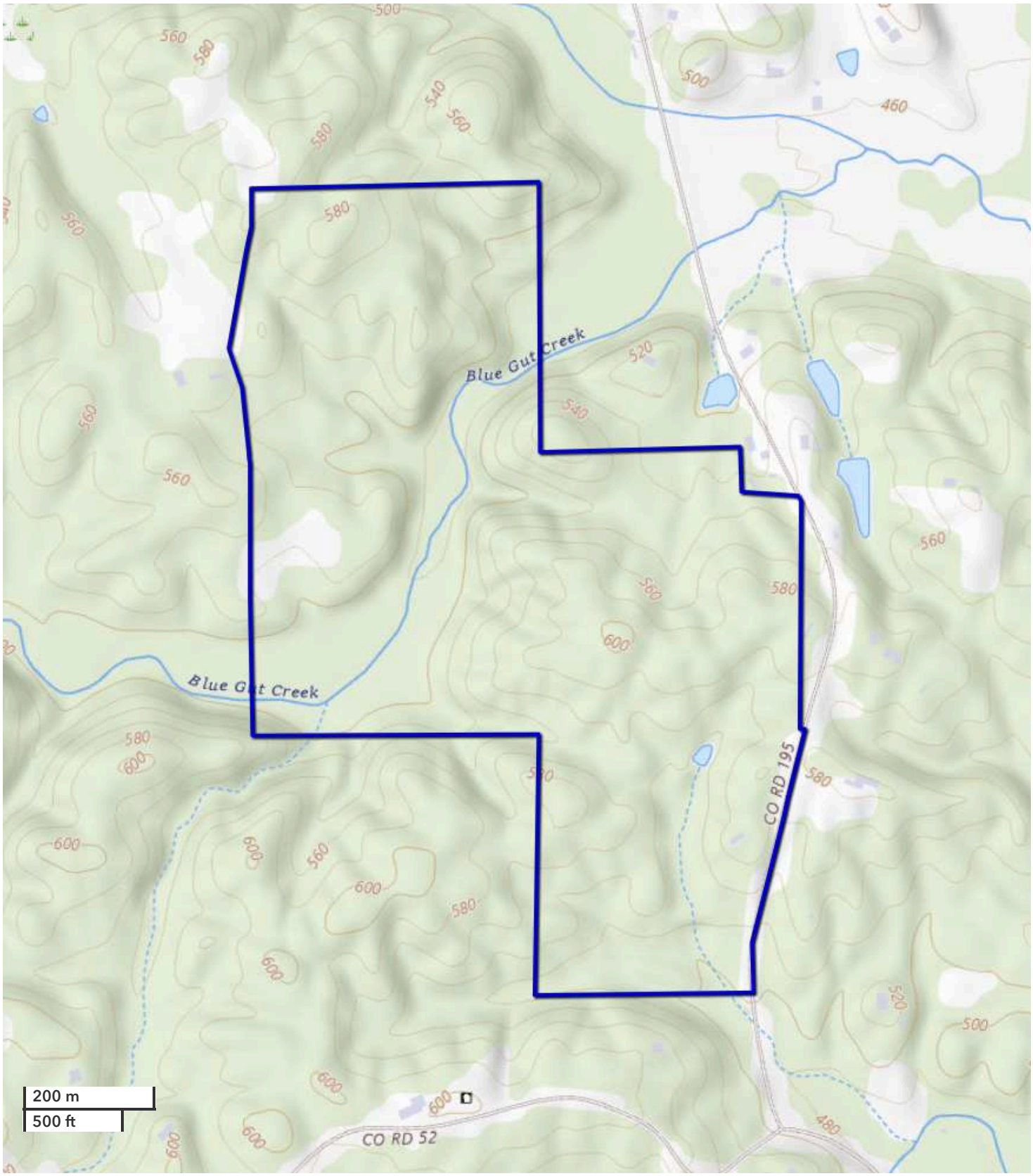


All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

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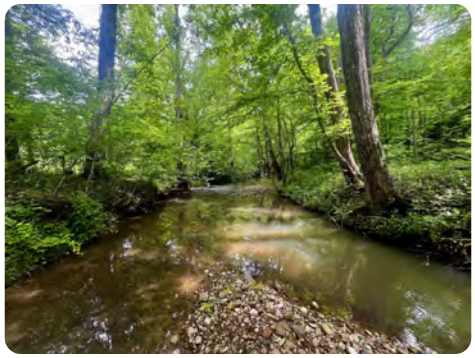
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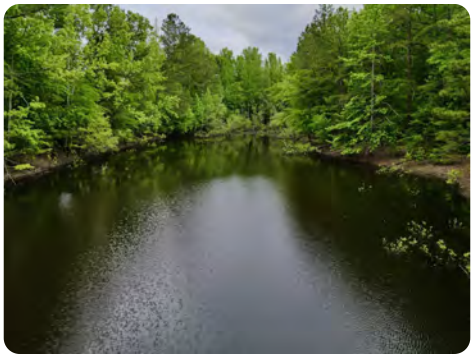
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THIS IS PROVIDED FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

REAL ESTATE BROKERAGE SERVICES DISCLOSURE

Alabama law requires you, the consumer, to be informed about the types of services that 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 the seller or the buyer. The licensee when acting as an agent must represent the best interests of the client by placing the interests of the client ahead of the interests of any other party. In a real estate transaction, when a real estate licensee is employed as an agent, the licensee is obligated to advise and advocate for the best interests of his or her client. A single agent must be loyal and faithful to the client.

When two or more licensees under the same qualifying broker are in separate agency agreements with a different party in the same transaction, the qualifying broker can designate those licensees as single agents as to the licensee's client. The designation must be in writing and done as soon as reasonably possible. A designated single agent is not a dual agent, and neither the qualifying broker, the designated single agent, nor any other licensee involved in the transaction shall be assumed to have knowledge to any other party with whom the licensee has not entered an agency agreement.

A **DUAL AGENT** is a licensee, who is an individual, acting as an agent 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 each client, except where the duties owed to the clients' conflict with one another.

A **TRANSACTION FACILITATOR** assists one or more parties, who are customers, in a sale. Transaction facilitator describes a brokerage arrangement whereby the real estate licensee assists one or more parties, who are customers, in a contemplated real estate transaction, without being the agent, fiduciary, or advocate of that party to the transaction. The transaction facilitator can act as an intermediary between buyers and sellers. A licensee can serve as a transaction facilitator to a single party or to both the buyer and seller. A licensee can also represent one party as an agent and serve as a transaction facilitator for the other party in the transaction. In the absence of an agency agreement, a licensee is presumed to be acting as a transaction facilitator for any otherwise unrepresented party to whom the licensee is providing services.

Alabama law imposes the following obligations on all real estate licensees to all parties in a real estate transaction:

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 authorized in writing;
4. To present all written offers in a timely and truthful manner when assisting a party in the negotiation of a real estate transaction; and
5. To act on behalf of the licensee or his or her immediate family, or on behalf of any other individual, organization, or business entity in which the licensee has personal interest only with a timely written disclosure of this interest to all parties to the transaction.

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; or
4. Provide information on financing.

You may 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 facilitator. A written agreement is required by law prior to a licensee listing a property on your behalf or submitting an offer on your behalf for compensation.

The licensee's broker is required by law to have on file an agency disclosure office policy describing the company's brokerage services and general information on how the company and licensee are compensated for the brokerage services. That agency disclosure office policy is required, in addition to this form, to be provided to you prior to the licensee providing you any 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 it would be appreciated.

_____
Name of Licensee

_____
Licensee's Signature

_____
Date

_____
Name of Consumer

_____
Consumer's Signature (Acknowledgement for Receipt Purposes Only)

_____
Date

ALABAMA REAL ESTATE
COMMISSION
EMPOWER, CONNECT, AND EDUCATE

NLR-BB, LLC
DBA National Land Realty

AGENCY DISCLOSURE OFFICE POLICY

Real estate agency relationships in Alabama can be identified by the relationship a broker/licensee has with the buyer, seller, or both. The relationship between NLR-BB, LLC DBA National Land Realty and a customer or client will be determined by the circumstances of the transaction and in accordance with the Real Estate Consumer's Agency and Disclosure Act.

NLR-BB, LLC DBA National Land Realty offers the following agency relationships and customer services:

SINGLE AGENCY: A single agent is a licensee who represents only one party in a real estate transaction. The client may be either the seller or the buyer. When two or more licensees with our company are in separate agency agreements with a different party in the same transaction, the qualifying broker can designate those licensees as single agents as to the licensee's client

DUAL AGENCY: A dual agent is one who represents, with limitations, both the seller and the buyer in a transaction. NLR-BB, LLC DBA National Land Realty and its associates will serve as a dual agent with full disclosure and informed consent of the parties when selling NLR-BB, LLC DBA National Land Realty listings to their own buyer clients.

TRANSACTION FACILITATOR: A transaction facilitator assists one or more parties in a transaction without representing the party(ies). Parties being assisted in this manner are referred to as customers.

NLR-BB, LLC DBA National Land Realty's Seller Agency is compensated based on the negotiated percentage set forth in our listing agreements with our Sellers. NLR-BB, LLC DBA National Land Realty's Buyer Agency/Transactional Facilitator is compensated based on the negotiated percentage set forth in the Buyer Agency/Transactional Facilitator agreement with our Buyers. The compensation for our Agency or Transaction
Facilitator services are based on a percentage of the gross sales price and is paid by either the Seller, Buyer, the other Broker, or shared by them as negotiated and disclosed in writing.

_____

Consumer Signature Date

_____

Consumer Signature Date