

**SNEADS CREEK
RECREATIONAL TRACT**

837 +/- Acres

Pickens County, AL

\$2,299,000

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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
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OVERVIEW:

Good year-round recreational property only 30 minutes west of Northport in Pickens County. This would be an ideal hunting-fishing get-away for a family or small group. There is a beautiful 8+/- acre managed fishing lake, a furnished 2 bedroom/1 bath camphouse, and a very nice equipment shed. The timber consists of a good mix of pine and hardwood of different ages making this a good timber investment and also providing diversity for wildlife. The property has great access off of a county road with an excellent internal road system. This area offers fantastic deer and turkey hunting. There are numerous greenfields already in place and several are currently planted in corn. There are also a couple of great spots for dove fields. Besides having the lake there is also a nice creek flowing through the property to provide water for the wildlife. Located only about 45 minutes from The University of Alabama, this is the perfect game day get-away for football weekends. Call Allan Hixon at 205-799-1422 for more information or a private showing.

Listing provided by: Robinson Real Estate, LLC.

PARCEL #/ID: Numerous

TAXES: (Call Agent for Details)



PROPERTY HIGHLIGHTS:

- Year-round recreational property
- Hunting and fishing get-away
- Furnished 2 bedroom/1 bathroom camphouse
- 8+/- acre managed fishing lake
- Equipment shed
- Mix of pine and hardwood timber
- Excellent internal road system
- Fantastic deer and turkey hunting
- Greenfields

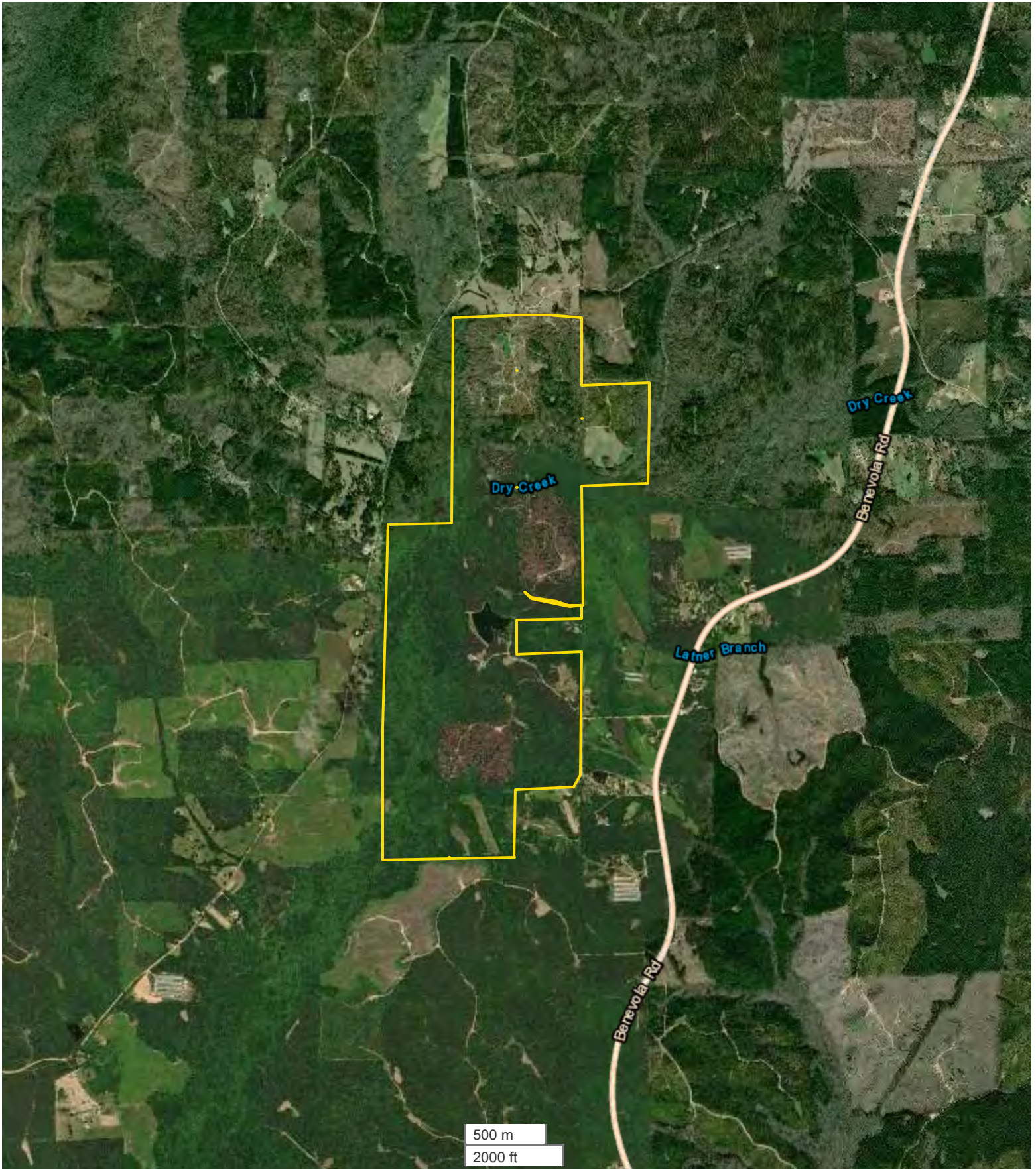
LOCATION:

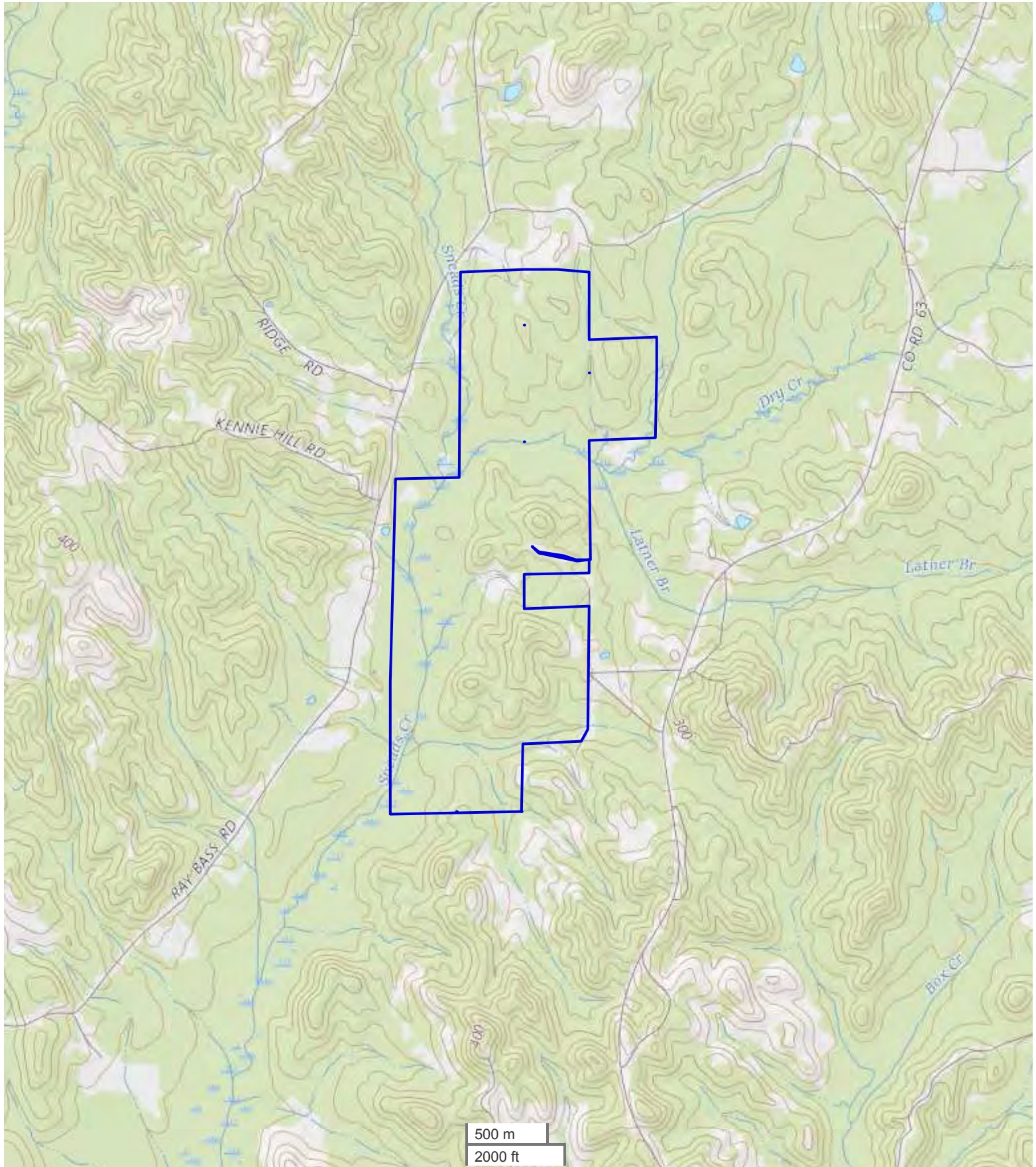
Contact us for property location details.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1154868

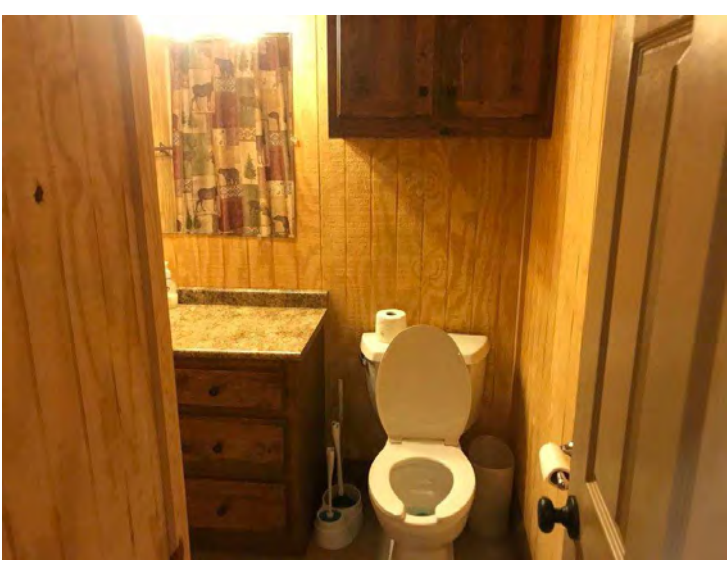


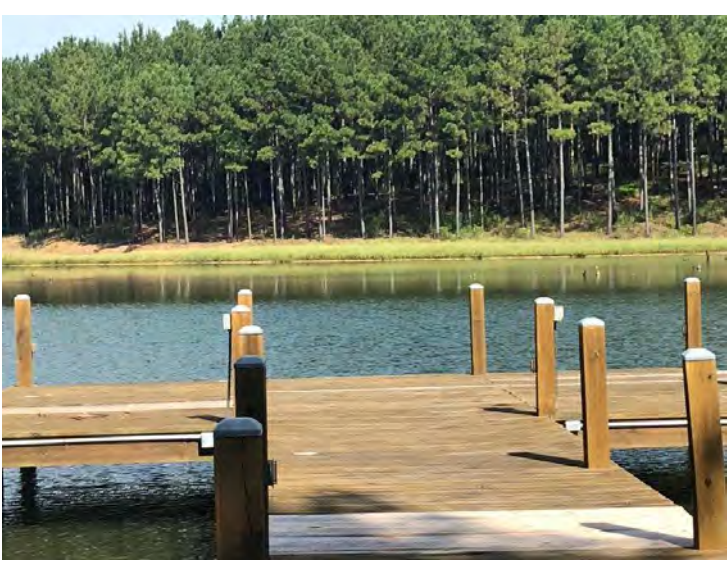




All boundary lines noted in pictures, aeriels or maps should be considered estimates and not relied on as legal documents or descriptions.







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.**