

YELLOWLEAF CREEK HOMESITES & TIMBER

43.56 +/- Acres

Shelby County, AL

\$299,999

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OVERVIEW:

Yellowleaf Creek Tract is the perfect combination of beautiful scenery, privacy and convenience. This property has everything you're looking for. Mature timber, wildlife (deer and turkey), and breathtaking home sites with Yellowleaf Creek flowing through the tract. Located only 10 minutes from downtown Chelsea and 280. Build the home of your dreams on 43.56 +/- acres of beautiful timber or make it your own mini-farm. Multiple home sites make the possibilities limitless. Tracts like this are hard to come by. Great investment/development tract that could be subdivided for multiple homes.

PARCEL #/ID: 15 6 24 0 000 006.000

TAXES: \$95/year (2017)

ADDRESS:

0 Crenshaw Road
Chelsea, AL 35051

LOCATION:

From Birmingham, take Hwy. 280 East to Chelsea. Turn right on County Road 47, Turn left on Crenshaw Road.



PROPERTY HIGHLIGHTS:

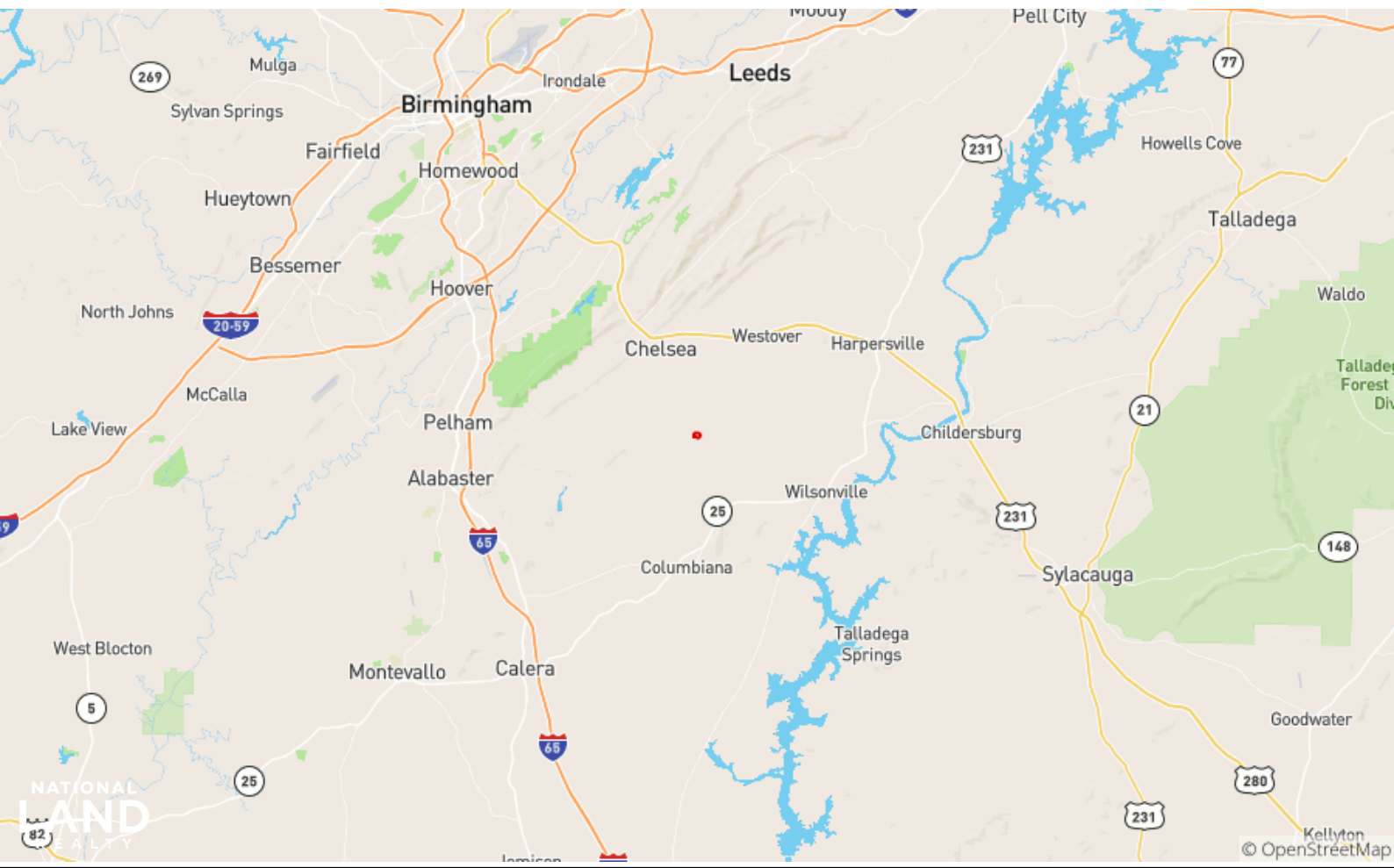
- Yellowleaf Creek flows through property
- Big timber
- Beautiful home sites
- Convenient to Hwy. 280
- Convenient to restaurants, grocery stores, shopping
- Chelsea schools
- Quiet and peaceful
- Deer and turkey abound
- Mature hardwoods
- Could be developed into multiple home sites

LEGAL DESCRIPTION:

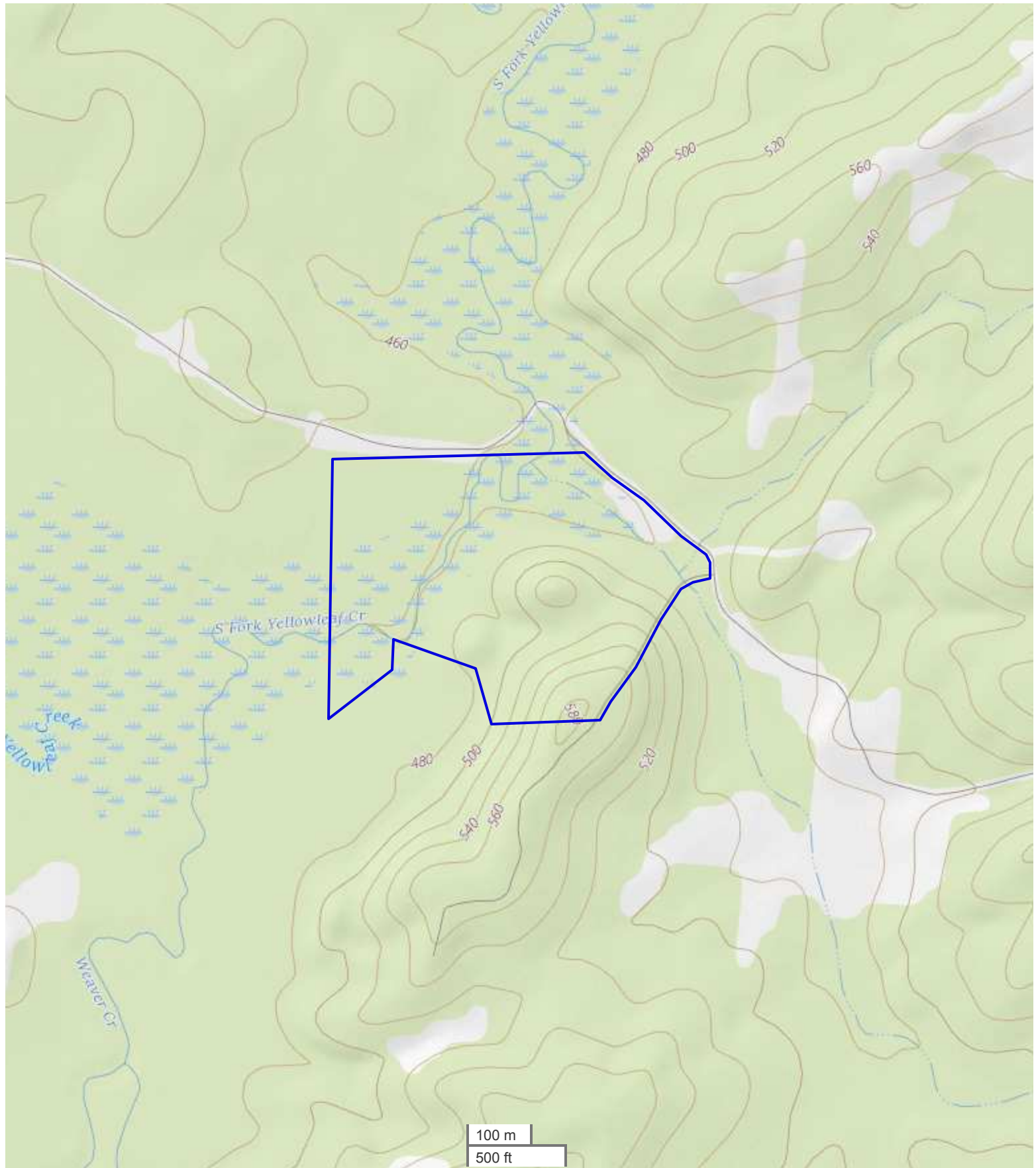
METES AND BOUNDS: BEG NW COR NE1/4 SW1/4
E1259.87 TO RD SE ALG RD 915
SW143.82SLY770.48 W543.32 NW333.14
WLY423.49 S150 SW318.15 N1242.27 TO POB

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1157087

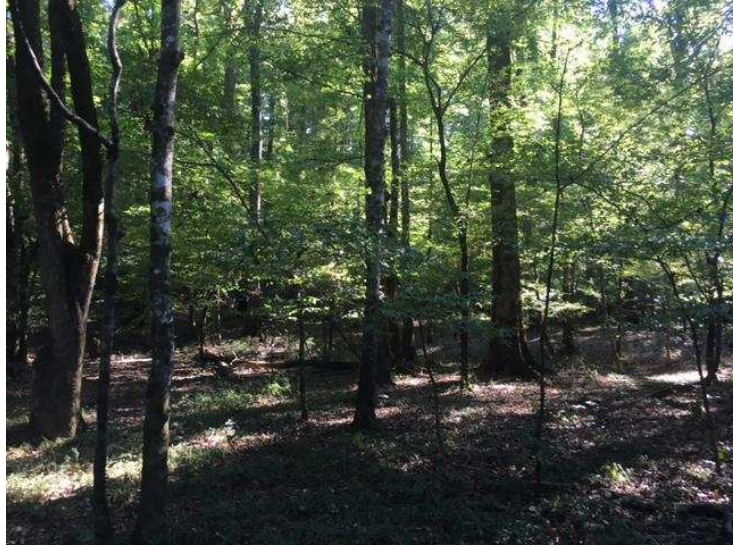












REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**