

# SPRING BRANCH LAKE HUNTING AND TIMBER INVESTMENT

240 +/- Acres

Washington County, AL

**\$360,000**

# NATIONAL LAND REALTY®



**NATIONAL  
LAND  
REALTY®**

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



**OVERVIEW:**

This waterfront timber and hunting property near Citronelle is ideal for those looking for great hunting and a diverse timber investment. Hunt deer, turkey, dove, squirrel, ducks, and other small game while enjoying professionally managed timber that includes merchantable pine plantation, old growth natural pine and hardwood, and pre-merchantable pine plantation. A tributary of Spring Branch flows through the property, creating a large natural 5+/- acre fishing lake site. Less than an hour from Mobile and convenient to Chatom and Citronelle as well. Contact Forrest During at 855-NLR-LAND to set up a showing.

**PARCEL #/ID:** 410306000000200300, 4103060000000200500, 4103060000000200200, 4103060000000200400, 410306000000200000, 410306000000200100

**TAXES:** (Call Agent for Details)

**ADDRESS:**

0 Sawyer Cemetery Rd  
Citronelle, AL 36522



### PROPERTY HIGHLIGHTS:

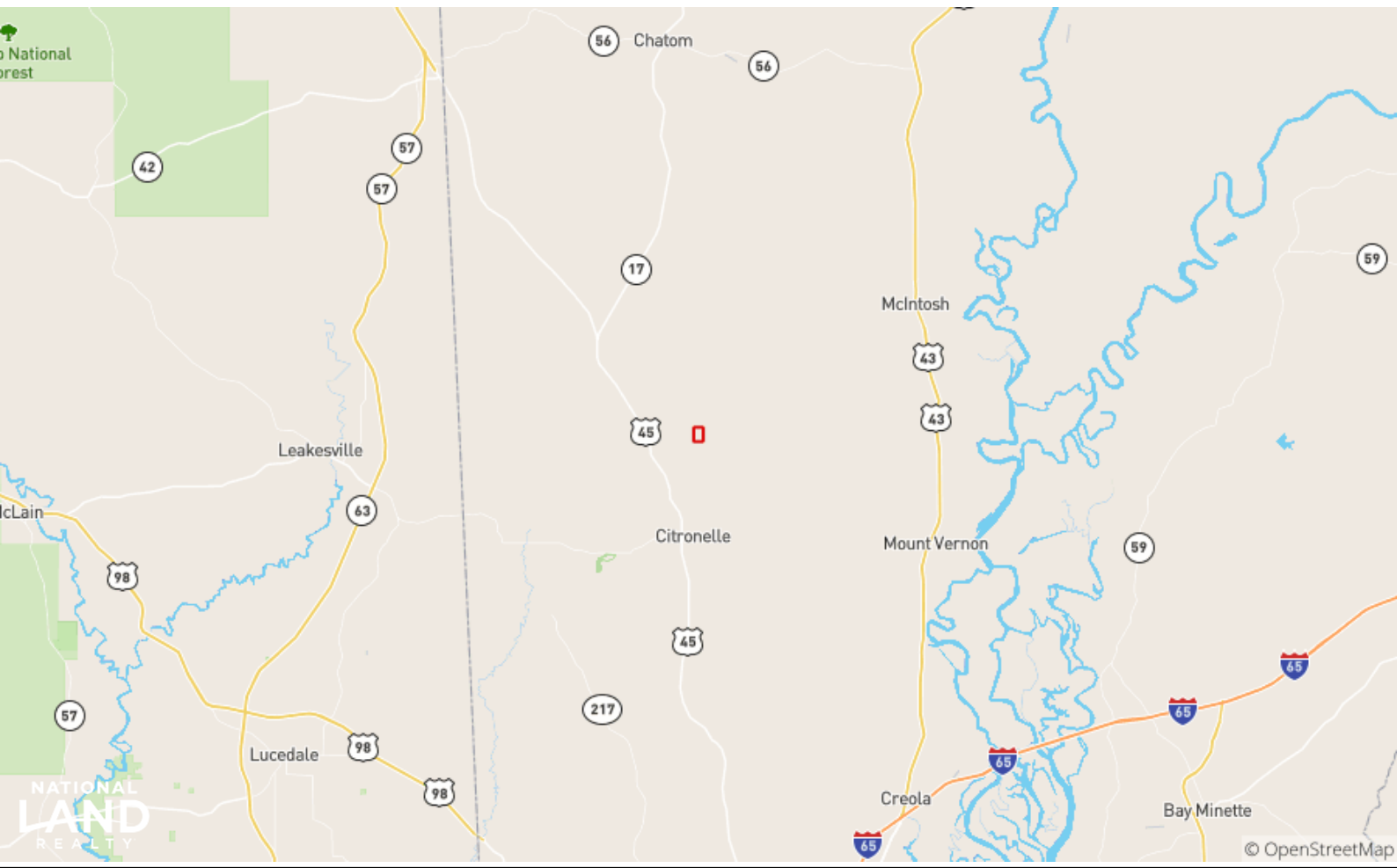
- Diverse timber investment
- Timber, hunting, and recreational property
- Hunt deer, turkey, dove and ducks
- Road and trail system
- 5+/- acres natural lake

### LOCATION:

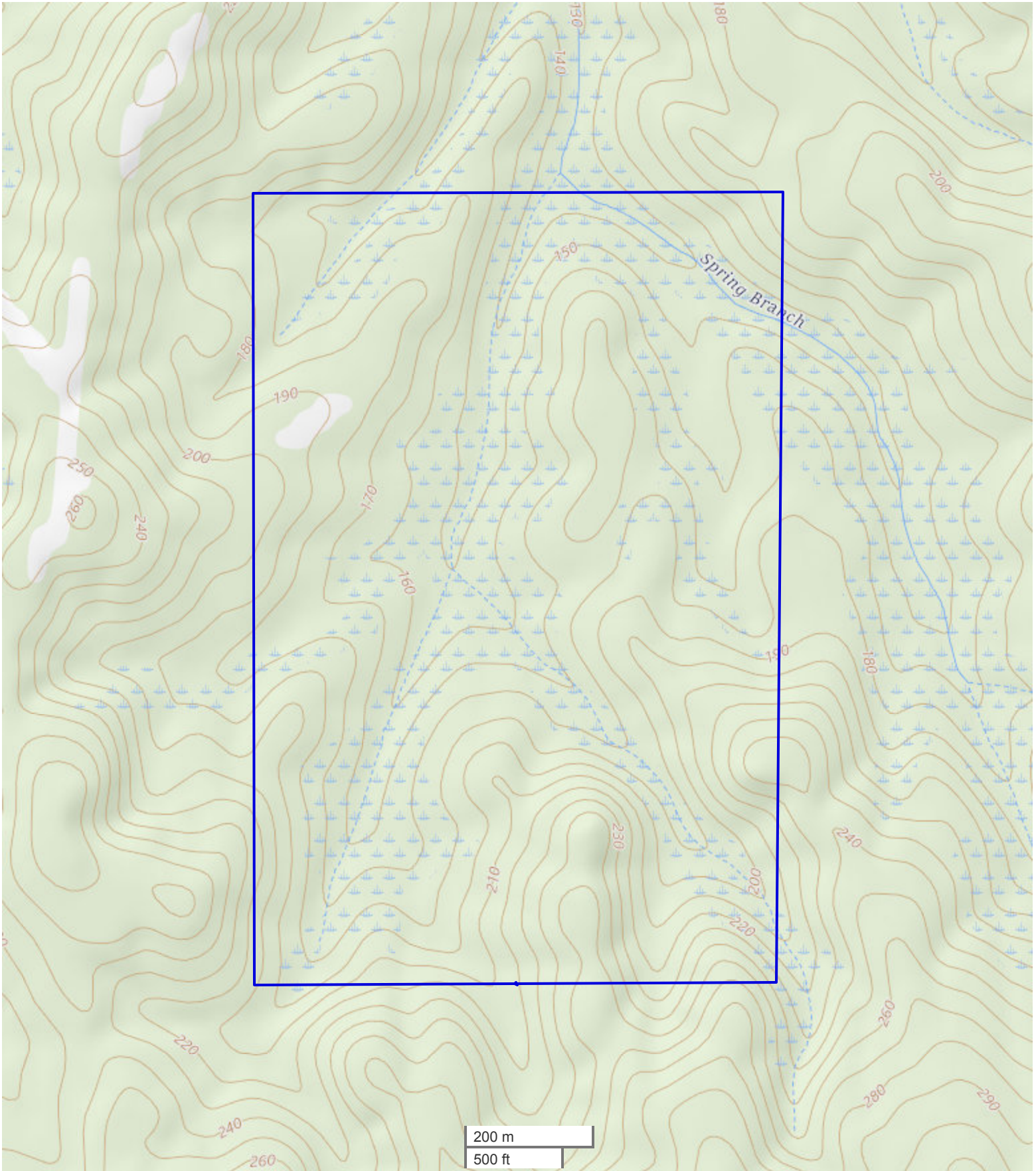
AGENT MUST BE PRESENT FOR SHOWINGS.

### VIEW FULL LISTING:

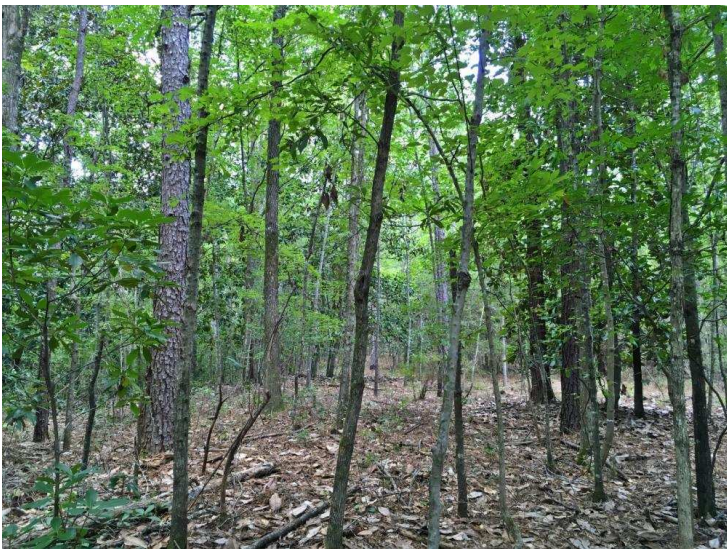
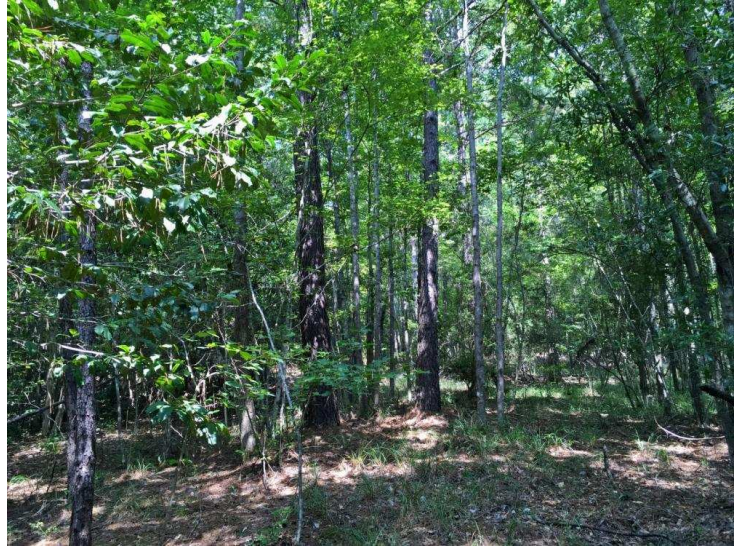
[www.nationalland.com/viewlisting.php?listingid=1152777](http://www.nationalland.com/viewlisting.php?listingid=1152777)

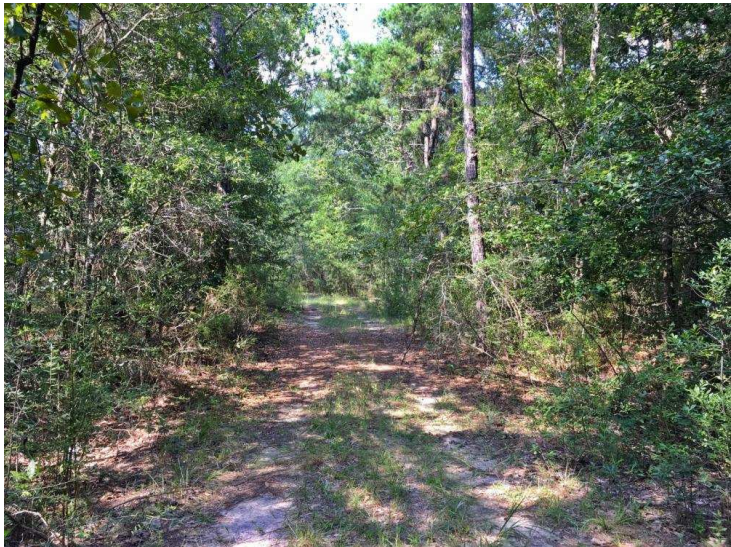
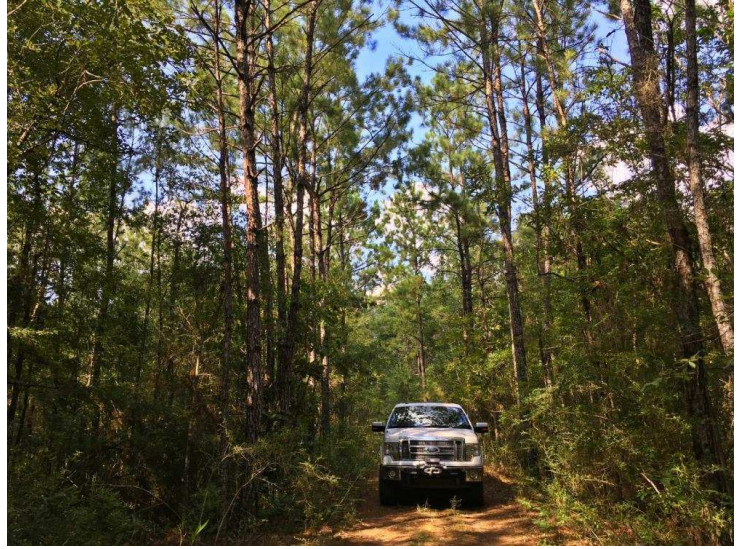
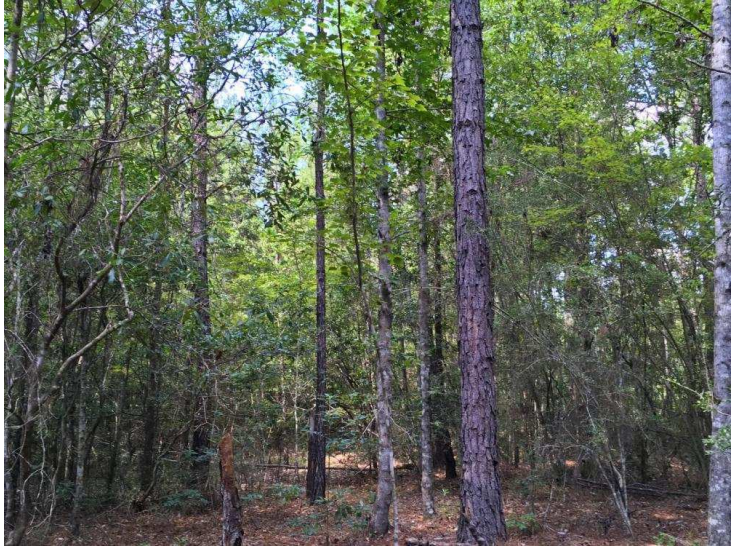






All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.





**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.**