

**THE DIXONS MILLS
LITTLE CREEK TRACT**

264 +/- Acres

Marengo County, AL

\$316,536

**NATIONAL
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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:

Just Reduced! Homesite Development, Hunting, Timber Investment, or Farming conversion... This diverse tract near Dixons Mills and Hwy 10 can do it all. Enjoy easy access with frontage on Highway 43, Clayhill Road, Dove Lane, and Laurel Lane. Power and water are available. Little Creek flows through the property, and there are several large potential lake sites. The flat topography and quality soils could allow this tract to be converted to agriculture. Timber includes merchantable pine, site prepped and planted pine, mature Hardwood SMZs, and natural timber. Located 2 hours from Mobile and 15 minutes from Thomasville, in an area known for trophy whitetail bucks, great turkey, dove, and small game hunting. Contact Clint Flowers at 855.NLR.LAND for more information.

PARCEL #/ID: #3108340000023.000, #3402030000002.000, #3402040000002.000

TAXES: \$594/year (2016)

ADDRESS:

0 Clayhill Road
Dixons Mills, AL 36736



PROPERTY HIGHLIGHTS:

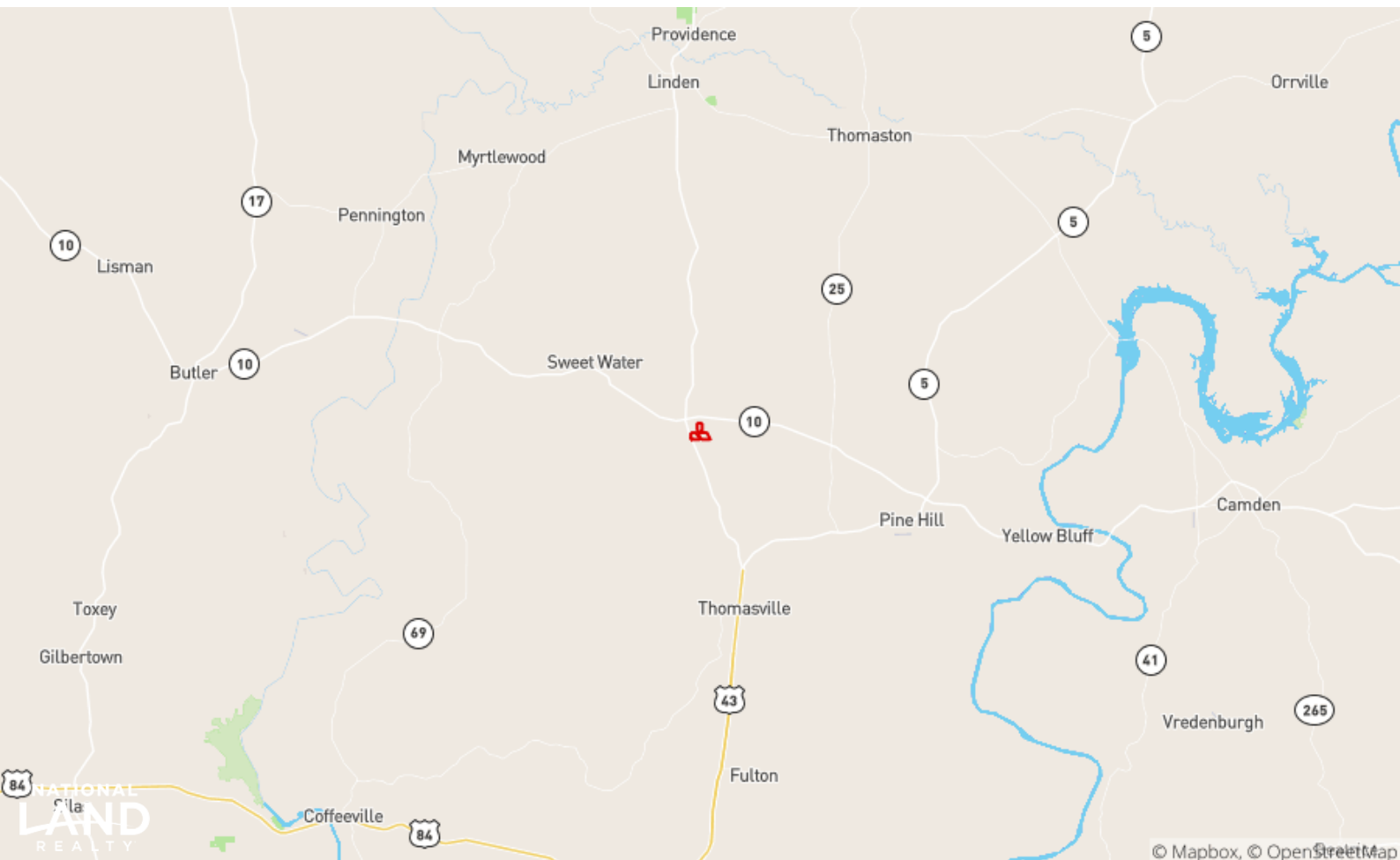
- Frontage on Highway 43, Clayhill Road, and Dove Lane.
- Several large potential lake sites.
- Flat topography and high quality soils could allow this tract to be converted to agriculture.
- Power and water available
- Great hunting

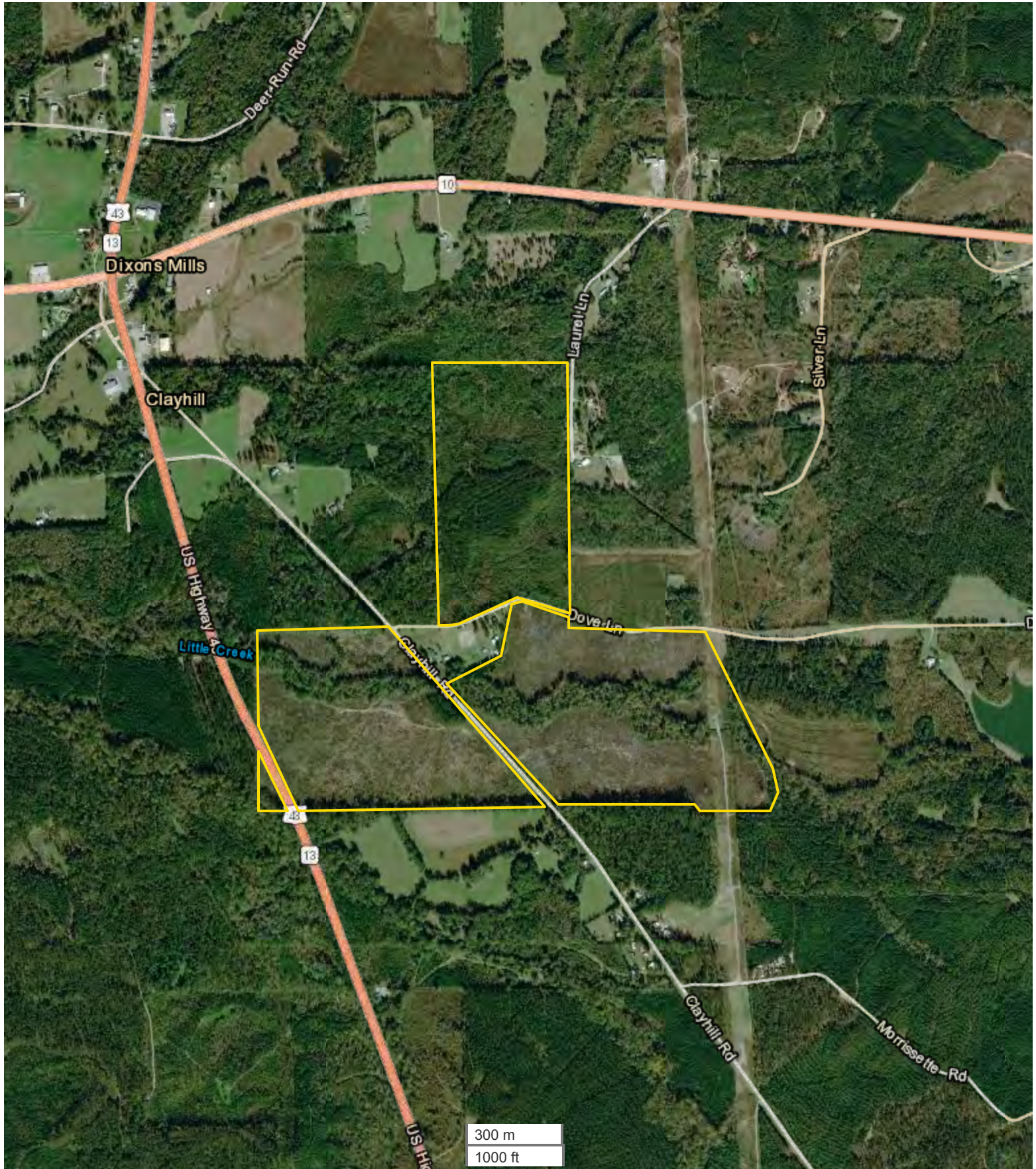
LOCATION:

Located 15 minutes from Thomasville and less than 2 hours from Mobile. From the intersection of Highway 10 and Highway 43 in Dixons Mills, go south on Highway 43 to Clayhill Road (CR 37). Follow this road to the property, which will begin on your right at the intersection of Clayhill Road and Dove Lane.

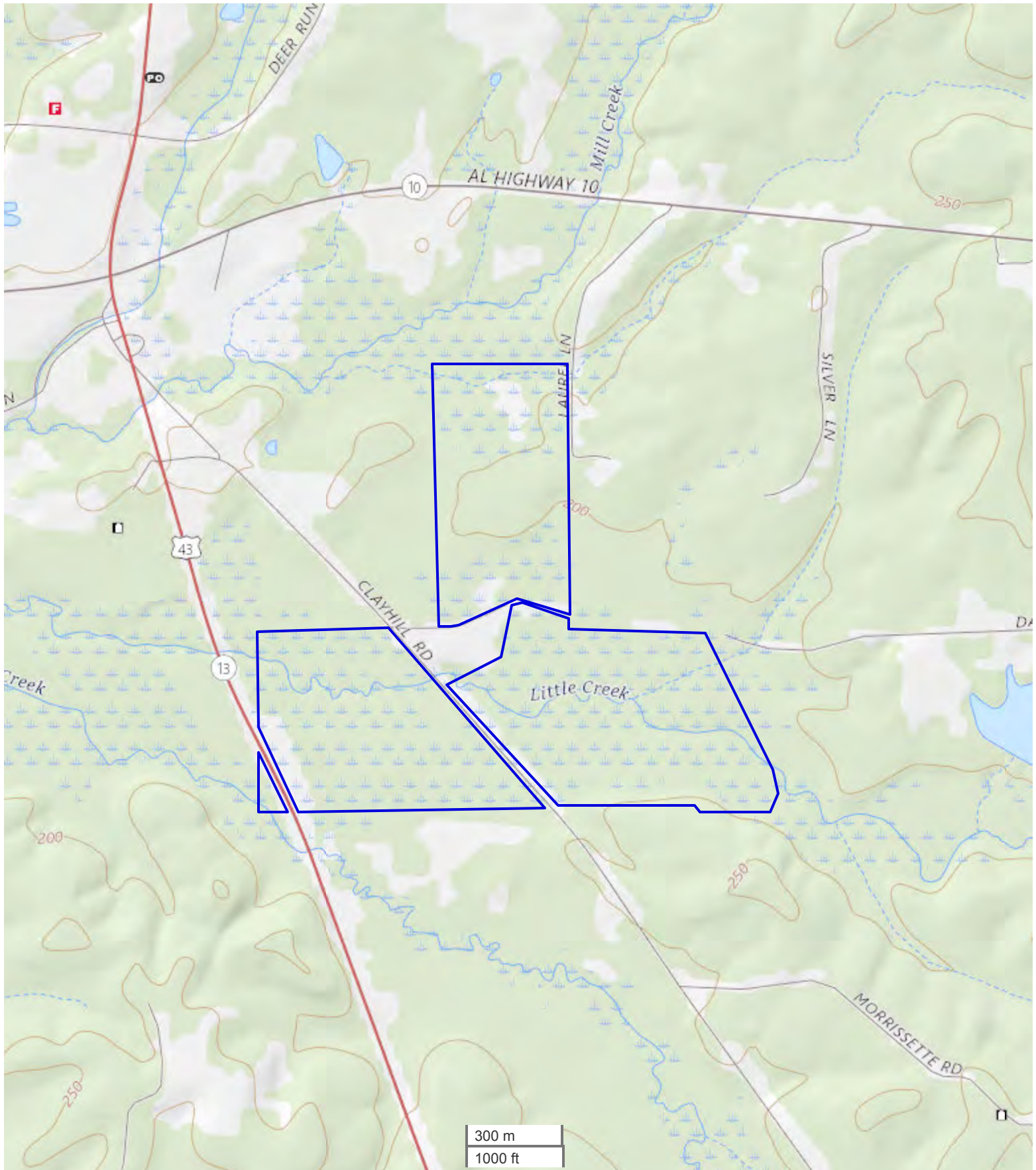
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=786900





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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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.**