

**TOMBIGBEE RIVER
UPPER STATE GAME
SANCTUARY TRACT**

**620 +/- Acres
Clarke County, AL**

\$1,147,000

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REALTY®**



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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 river front recreational, timber, and hunting investment is extremely unique. It joins the 1,920 acre Upper State Game Sanctuary, with great neighbors on the east and west, all of which amplifies the quality hunting this area is already known for. Hunt deer, turkey, duck, doves, and squirrel, with 12+ large food plots, intricate road and trail system, duck ponds, two fishing lakes, and 1,800+/- feet of Tombigbee River frontage. The timber is primarily mature hardwood, with the balance in premerchantable hardwood and pine plantation. This tract could also work well for a conservation easement, allowing you to manage it as an investment while also receiving a long term tax deduction. Call Clint Flowers at 855-NLR-LAND for more information.

PARCEL #/ID: 163408280000001.000

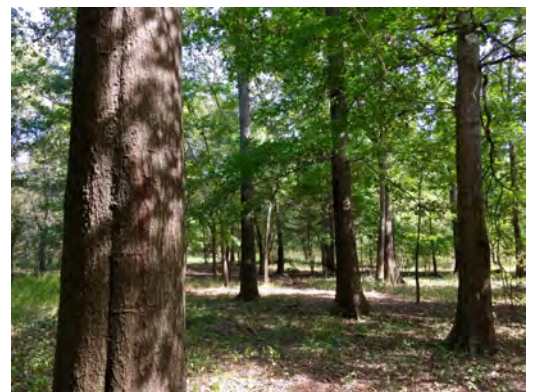
TAXES: (Call Agent for Details)

ADDRESS:

0 Private Road Off Bolen Town Rod
Jackson, AL 36545

LOCATION:

From the intersection of Hwy 69 and Hwy 43 in Jackson, AL, travel west on Hwy 69 for 3.93 miles to Bolen Town Rd on your left. Follow Bolen Town Road for .34 miles and turn left into the Upper State Game Sanctuary. Follow this road for 1.71 miles and turn left. Follow this road for 0.39 miles to the north line of the property. **PROPERTY LOCATED BEHIND LOCKED GATE. AGENT MUST BE PRESENT FOR SHOWINGS.**



PROPERTY HIGHLIGHTS:

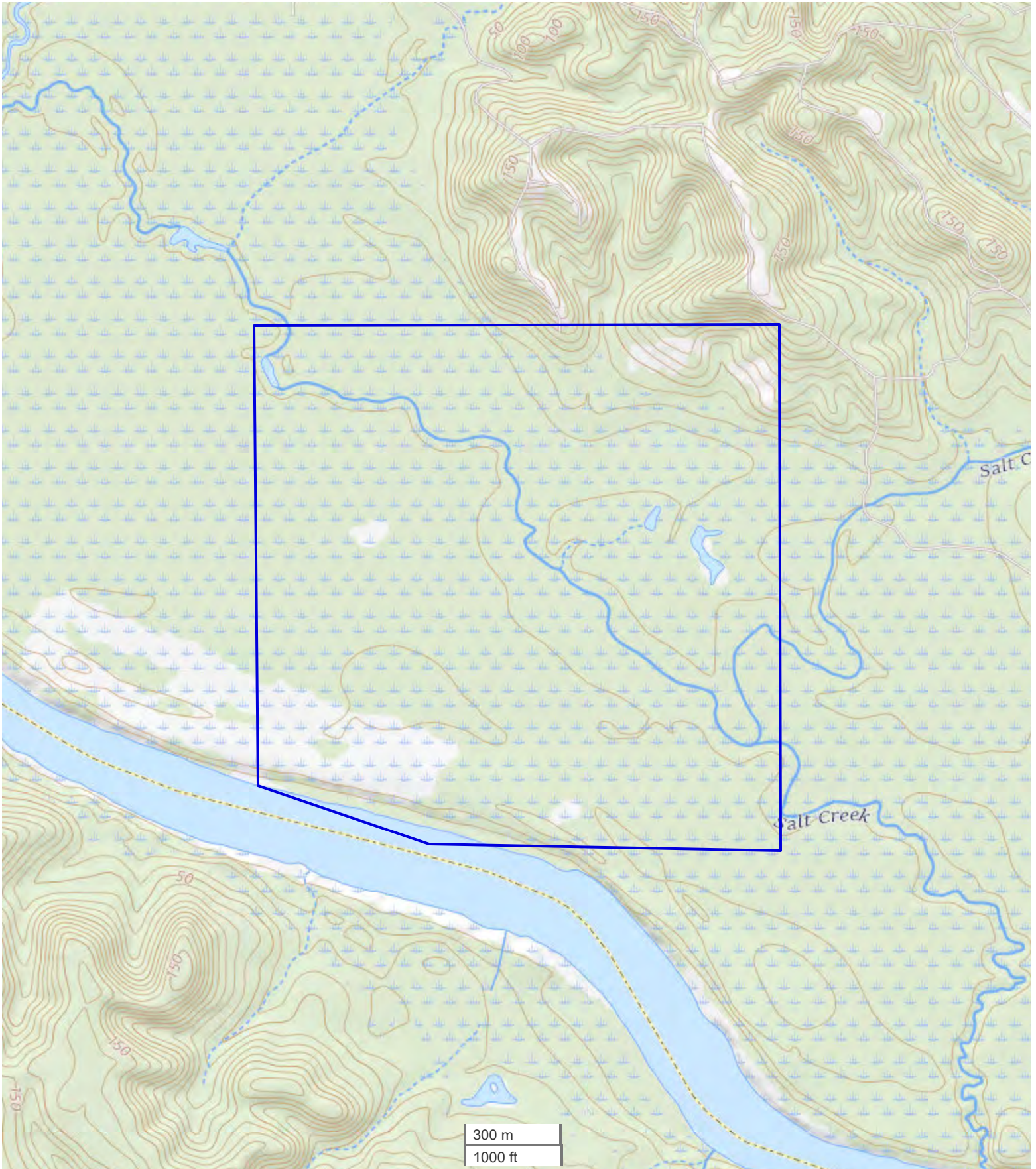
- Nearly 1/3 mile or 1,800+/- feet of frontage on the Tombigbee River
- Adjoins the 1,920 acre Upper State Game Sanctuary
- Mature Hardwood and pine plantation
- Large food plots and intricate road and trail system
- Two fishing lakes and several duck ponds
- Located just a short drive from Jackson, AL and Highway 43

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=779258







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.**