

CLAYTON FARM & HOME

92.7 +/- Acres
Barbour County, AL

\$515,400

NATIONAL
LAND
REALTY®



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OVERVIEW:

This scenic farm in Clayton is a rare find: The custom home overlooks rolling pastures. It's 4BR/3 BA with a covered front porch and screened side porch, rich pecan trees, it has a large chef's kitchen, laundry/mudroom, den, formal dining room, and a large 2 car garage. The pasture is fenced/cross-fenced and has a small barn. A short drive from Lake Eufaula, famous for it's bass fishing. Around 2.5 to 3 hours from Florida beaches. Additional acreage available. Contact Forrest Daring or Jeffrey Williams at 855.NLR.LAND for more information.

PARCEL #/ID: 2102100000005003

TAXES: \$627/year (2019)

ADDRESS:

3376 HWY 30
Clayton, AL 36016

LOCATION:

Located near Boyd Bros Trucking off of HWY 30 in Clayton AL. Near Abercrombie Fish Camp.



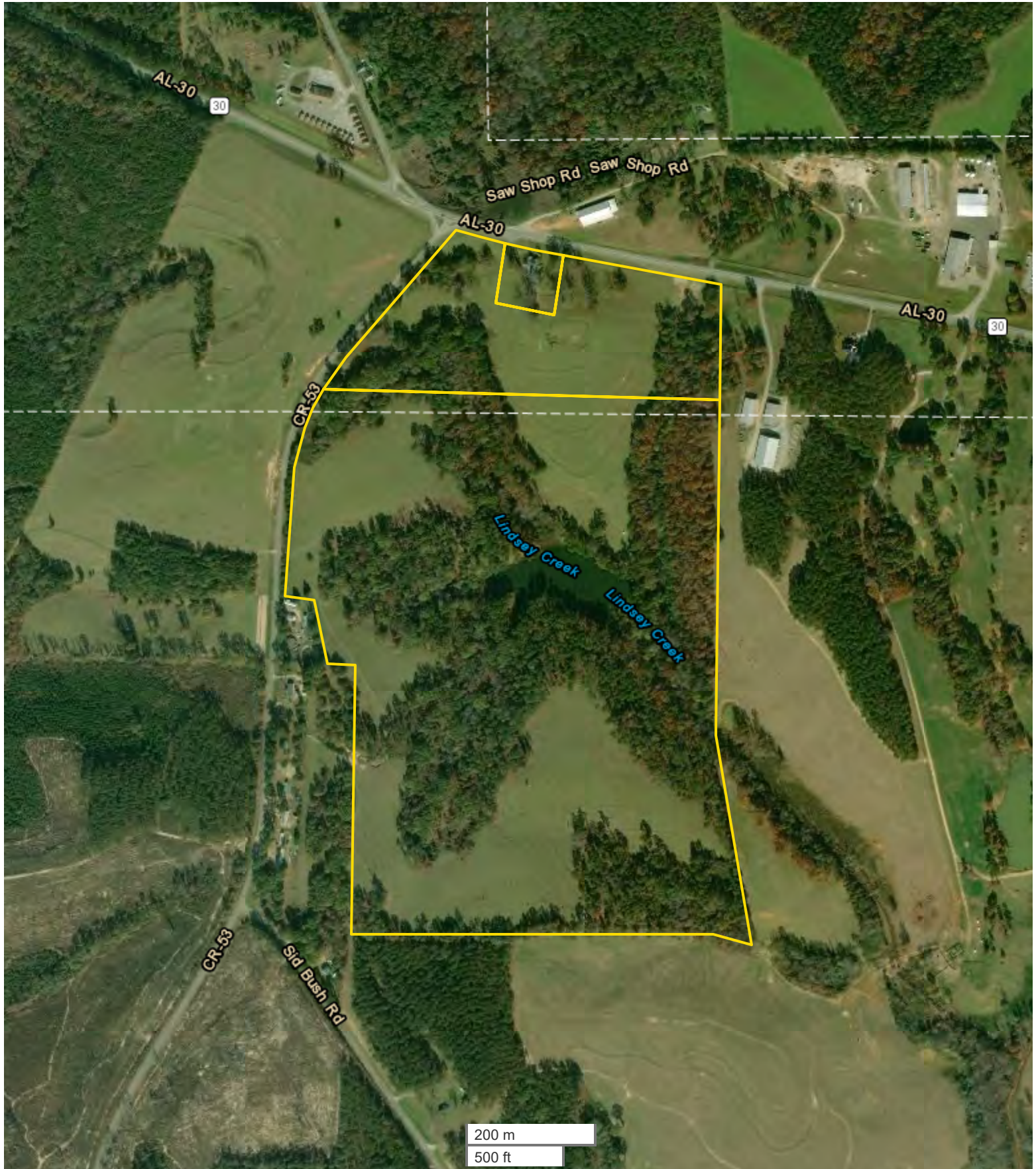
PROPERTY HIGHLIGHTS:

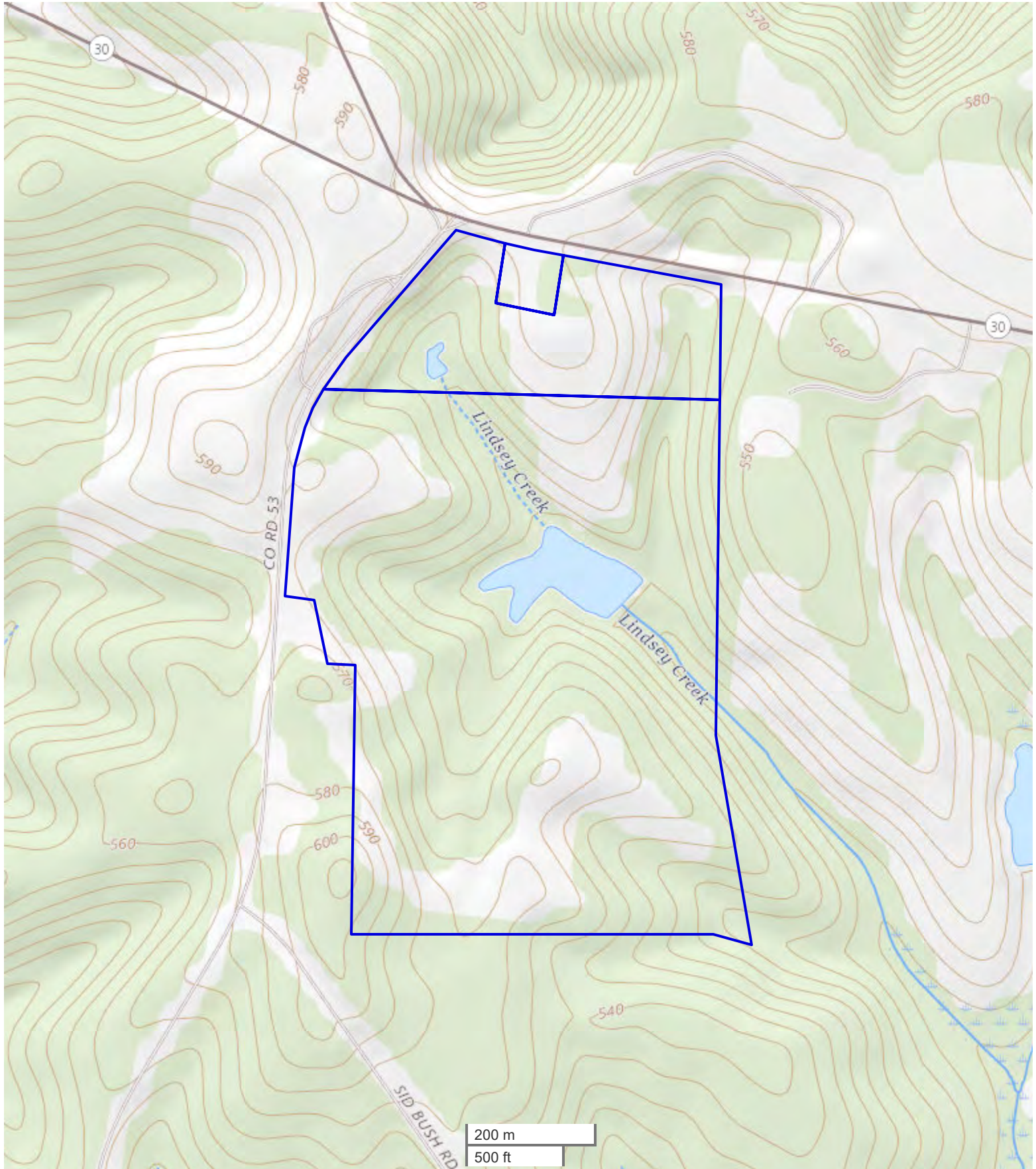
- Beautiful custom 4,000 sq ft, 4 bedroom/3 bath home with many upgrades and amenities.
- Excellent property for livestock such as horses and cows. An equestrian arena sits behind the home. There is an abundance of deer and turkey. Barbour County is renowned for it's hunting opportunities.
- Storage building on the property at garden area. The garden hosts elevated garden beds.
- The amount of acreage available for purchase is flexible. Anywhere from 2 to 240 acres could be purchased. Throughout the 240 acres the land varies between pasture and timber. There are two ponds.
- Paved Road Frontage on HWY 30. Convenient to both Clayton and Eufaula.
- The wooden fencing carries a rustic beauty as it wraps around the well manicured pasture. The landscape is very impressive. Truly, this entire property is impressive.
- Around 2.5 to 3 hours from beautiful Florida beaches. Lake Eufaula, famed for it's excellent bass fishing is only a 20 minute drive.
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The home is immaculate and has had major renovations. Large office, spacious basement, open kitchen, garden area, granite counters and stainless appliances, chicken coop, outside storage shed, generator, new septic tank, 2 tankless hot water heaters, outside lighting, sprinkling system, detached garage/workshop, security system, new roof 2017, invisible fence for pets, and wrap around driveway.

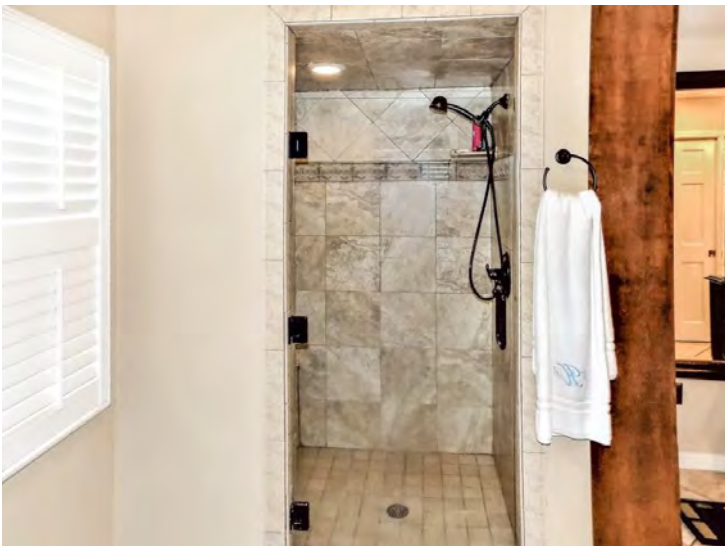
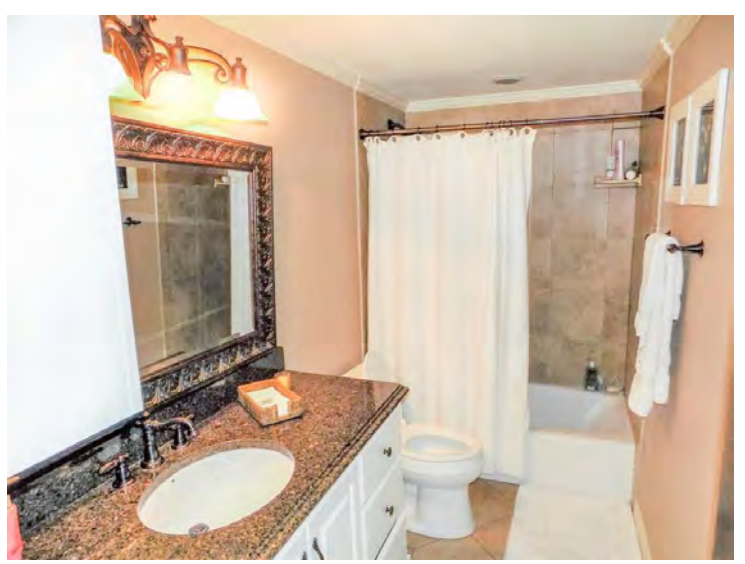
· You have the opportunity to purchase a unique and







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.**