

MOUNDVILLE TRACT

80 +/- Acres
Hale County, AL
\$129,000

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OVERVIEW:

A quiet and isolated 80 acre timber and recreation tract located near Moundville, Alabama off of County Road 29. The property is two square block forty acre tracts (1/4 mile X 1/4 mile) a quarter of a mile apart. Both of these forty's has varying topography with rolling hills. The northwest forty has beautiful upland hardwoods and the southeast 40 acre tract is predominantly in loblolly pines. The property has substantial timber value and good soils for timber production. Both tracts have water sources for wildlife and access is via a shared prescriptive easement. Ideal property for timber/land investment and recreation. Can be purchased as a whole 80 acre tract or divided.

PARCEL #/ID: 360803070000003000, 360803070000007000

TAXES: (Call Agent for Details)

ADDRESS:

0 Co Road 29
Moundville, AL 35474

LOCATION:

From Tuscaloosa, head south on HWY 69. Turn left onto Co. Rd. 29 (just south of the Havana Junction). Travel east on Co. Rd. 29 for 5.7 miles. A 'woods' dirt road will be on your left about 200 yards past Liberty Church. The property sits about one mile up the 'wood' road.

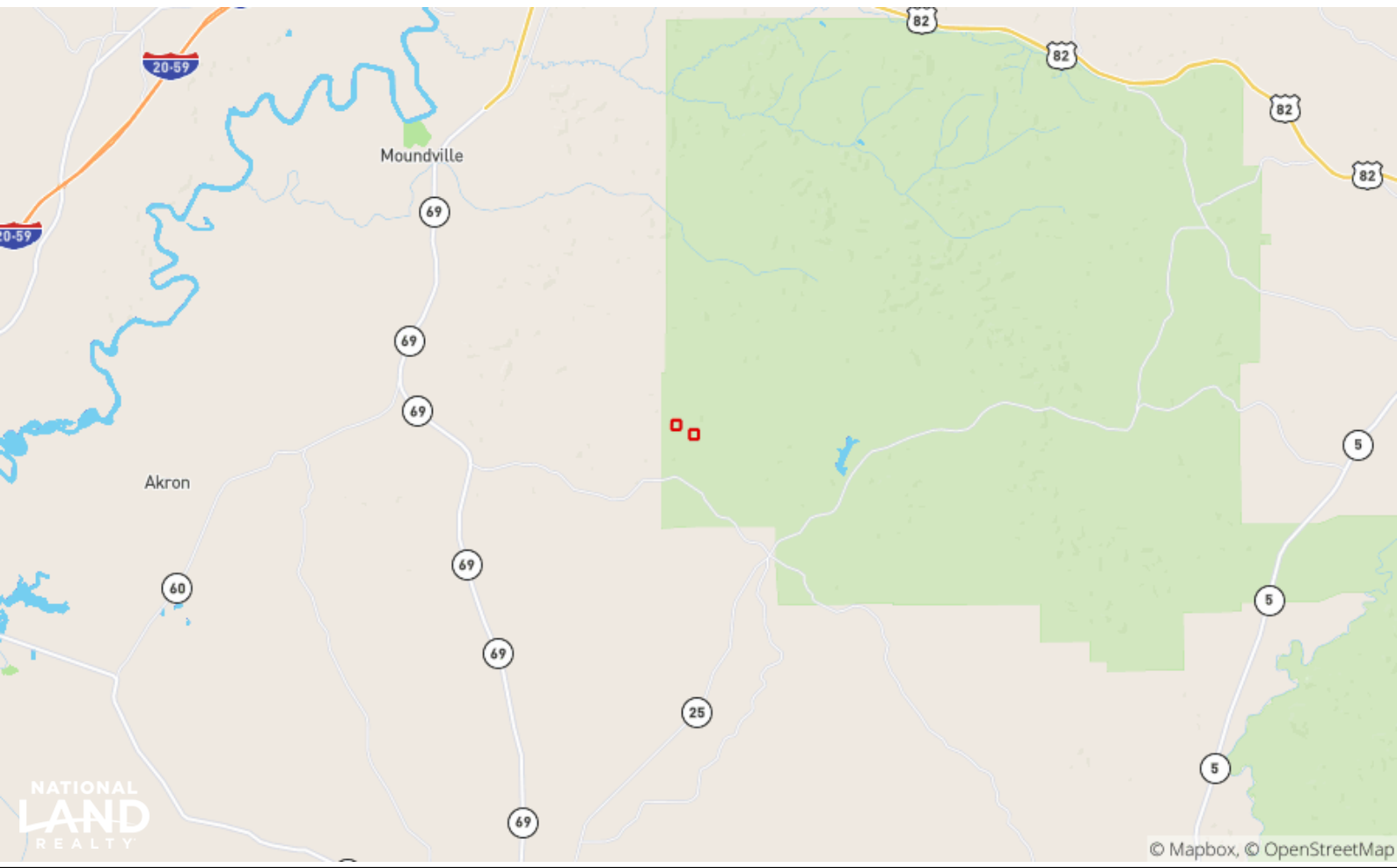


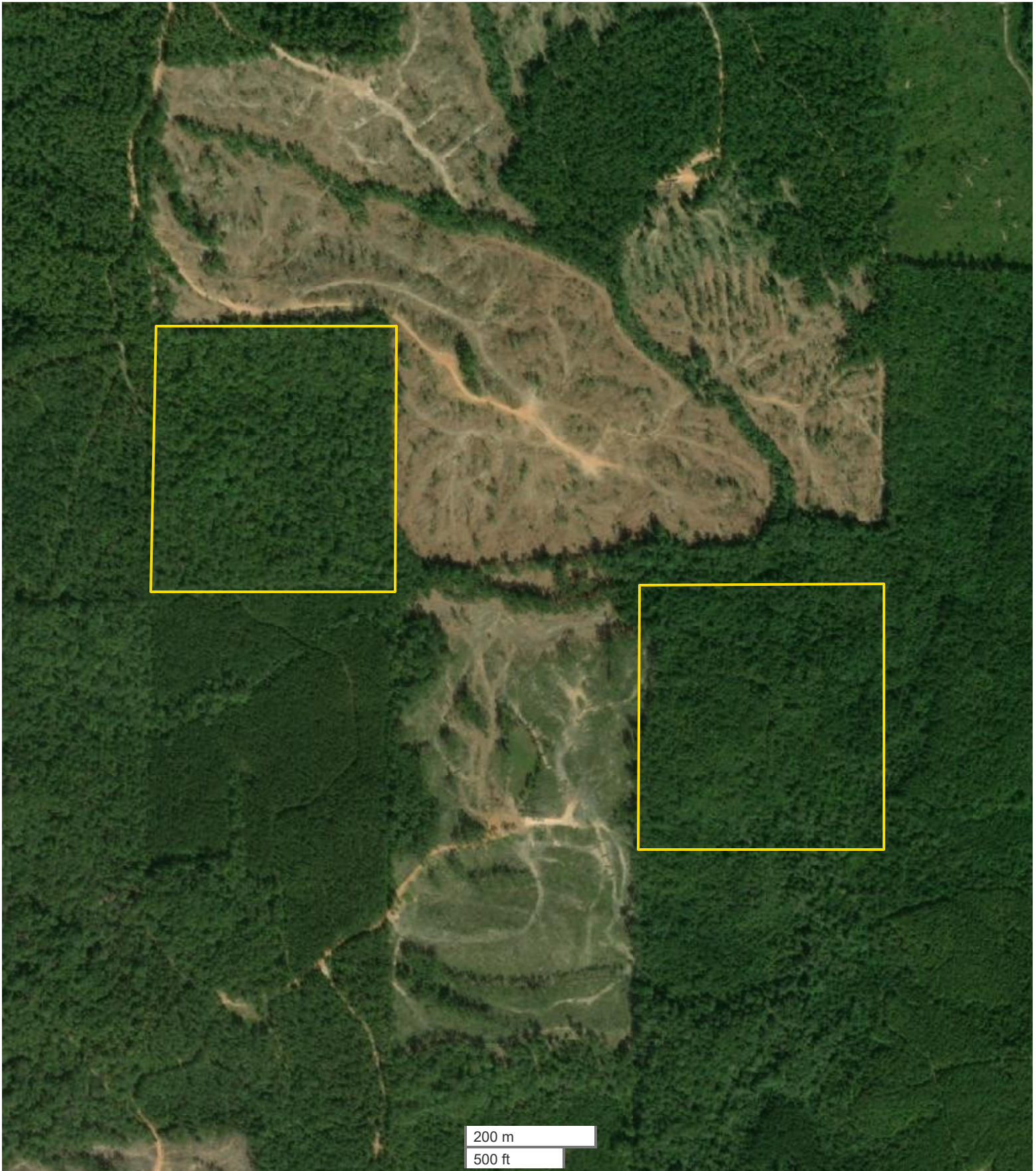
PROPERTY HIGHLIGHTS:

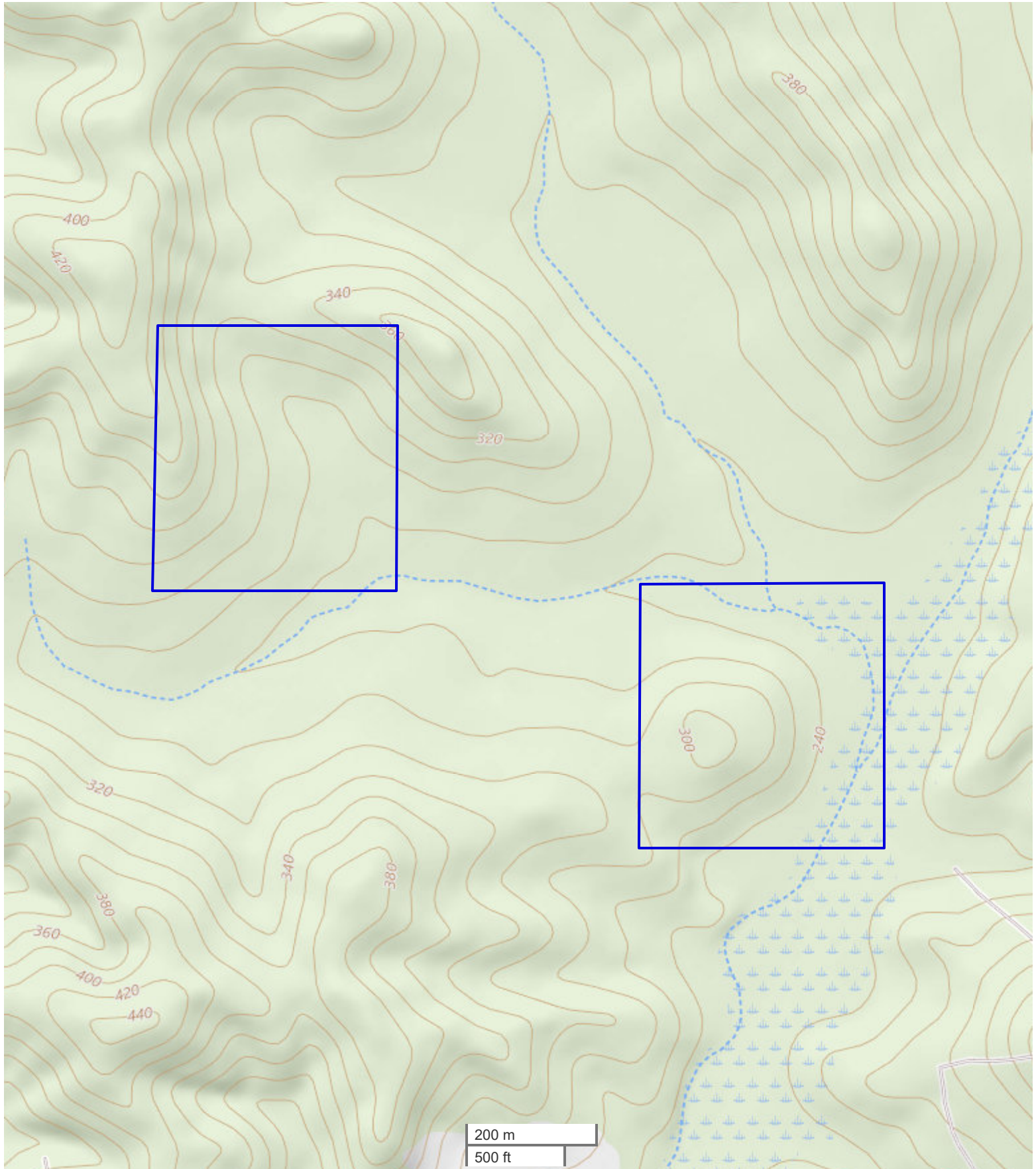
- Timber and Recreation Tract
- Timber Value
- Great Hunting
- Streams
- Access is via Prescription Easement

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1525569













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.**