

**WALLEY LONGLEAF AND
LOBLOLLY PINE TIMBER
AND HUNTING
INVESTMENT
1320 +/- Acres
Washington County, AL
\$1,960,200**

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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
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OVERVIEW:

This institutional grade timberland and hunting investment has a lot to offer. Located near the community of Walley with county road frontage and access to utilities in multiple locations, this tract is capable of being logged in wet weather, and the timber consists of multiple age classes of well stocked Longleaf and Loblolly Pine plantations along with mature Hardwood bottoms and Streamside Management Zones. The pine plantations will provide thousands per acre in income over time from timber management and there is also the potential for commercial pine straw production. The chance to hunt the abundant deer, turkey, and other game is something the whole family can enjoy, or the hunting rights could be leased for an additional income stream. Pond Creek, a wide year round creek with white sand bars, flows through the property, providing additional year round recreational opportunities, there are multiple potential fishing lake sites present, and scenic cabin or home sites are available throughout the property. Feasible divisions will be considered. Land investments of this size and quality aren't available in this area often. Contact Clint Flowers, ALC at 855.NLR.LAND for more information.



PROPERTY HIGHLIGHTS:

- Institutional Grade Timberland
- Hunting Investment
- County Road Frontage
- Longleaf and Loblolly Pine Plantations
- Mature Hardwood Bottoms
- Streamside Management Zones
- Abundant Deer, Turkey, and Other Small Game
- Pond Creek Flows Through The Property
- Feasible Divisions Will Be Considered

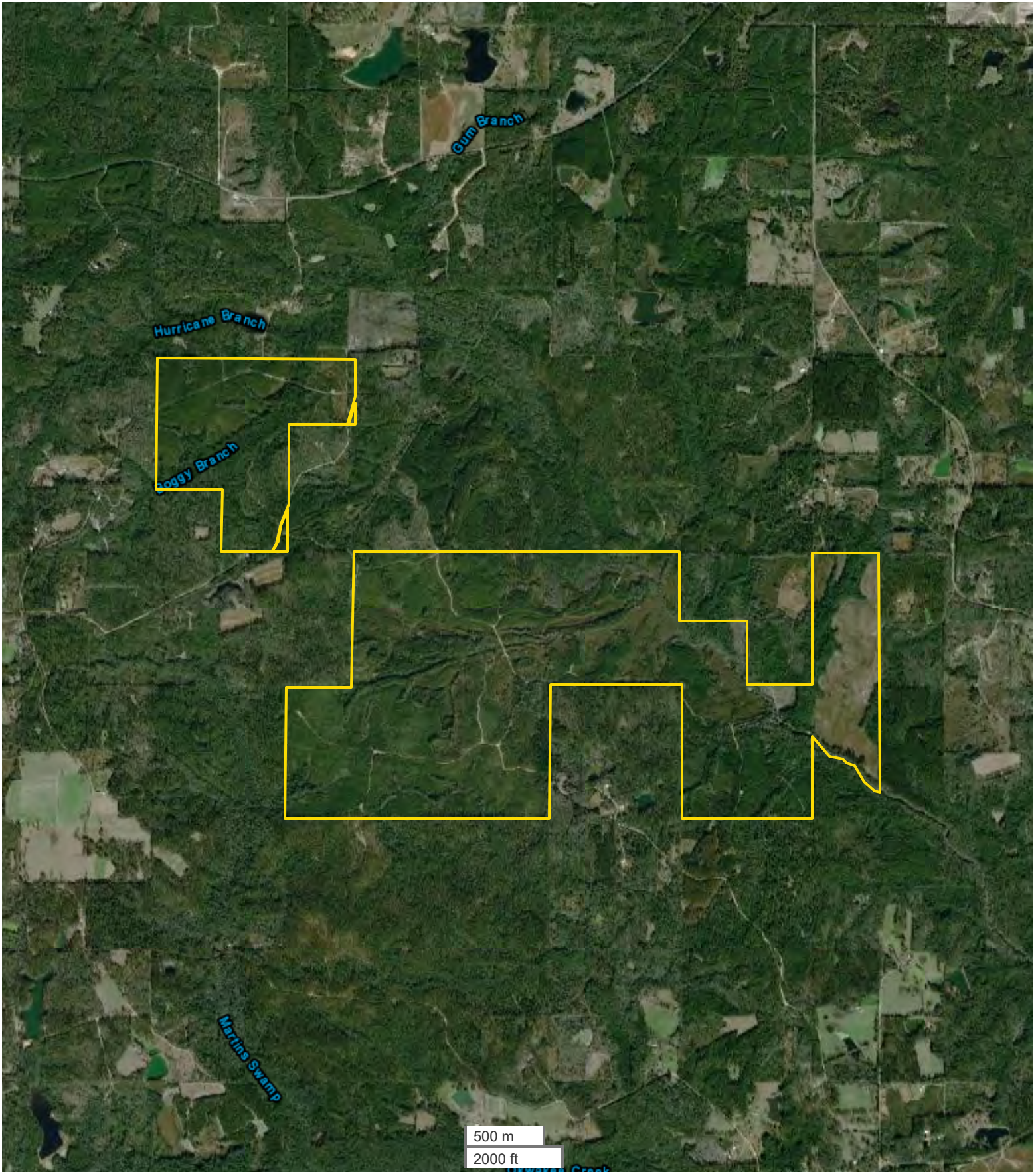
LOCATION:

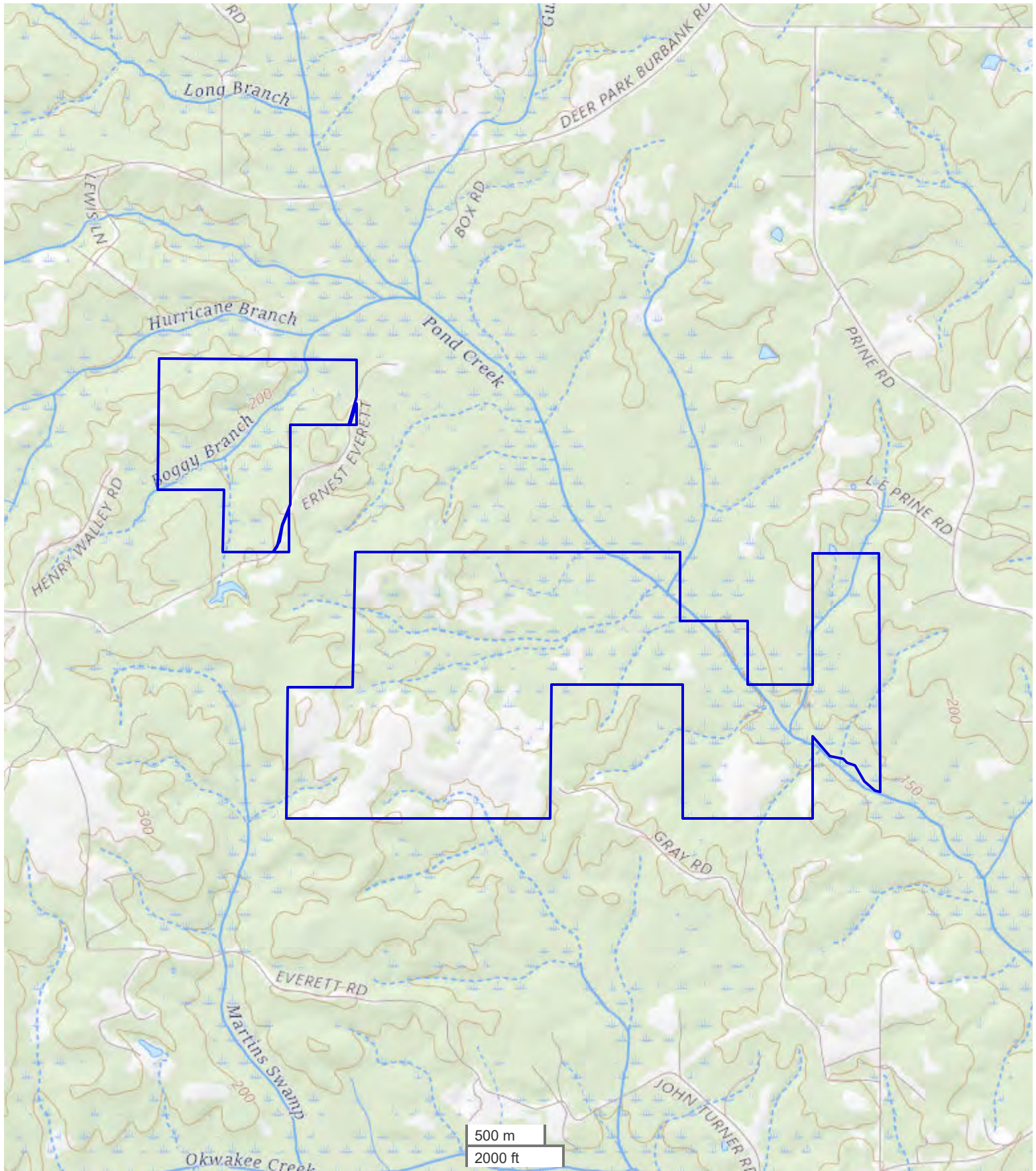
Contact us for property location details.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1551846







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.**