

**JASPER COMMERCIAL
AND DEVELOPMENT
TRACT**

**85 +/- Acres
Walker County, AL**

\$1,100,000

**NATIONAL
LAND
REALTY®**



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LAND
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:

Unique opportunity to own this great property that was used for a Music Venue in the past. Property has a stage building, 60x80 pole barn, large building with 4 showers, 10 toilets on ladies side, 4 showers, 4 toilets and one urinal on the men's side! City water AND well water on property. Property has 70 RV hookups, that is right, SEVENTY with power and water to each! 8 Power meters for the property. Very unique property. One acre pond and approximately 5400' of waterfront on the Blackwater Creek. Known locally as Blackwater Park. Schedule your showing today.

PARCEL #/ID: 1005160000006003

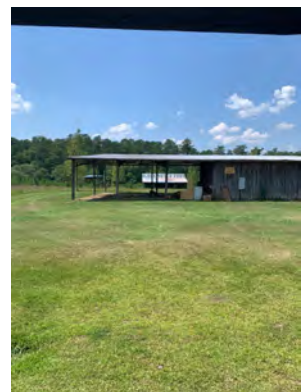
TAXES: (Call Agent for Details)

ADDRESS:

0 Bluegrass Lane
Jasper, AL 35503

LOCATION:

From Jasper Alabama, head N on 3rd Ave toward 20th St W for 400 feet. Turn right onto 19th St W for .2 miles, turn left onto Alabama Ave for 4.9 miles. Continue straight onto S Lowell Rd for .7 miles. Turn left onto Plum St for .1 miles. Turn right onto Bluegrass Lane for .1 miles. Arrive at property



PROPERTY HIGHLIGHTS:

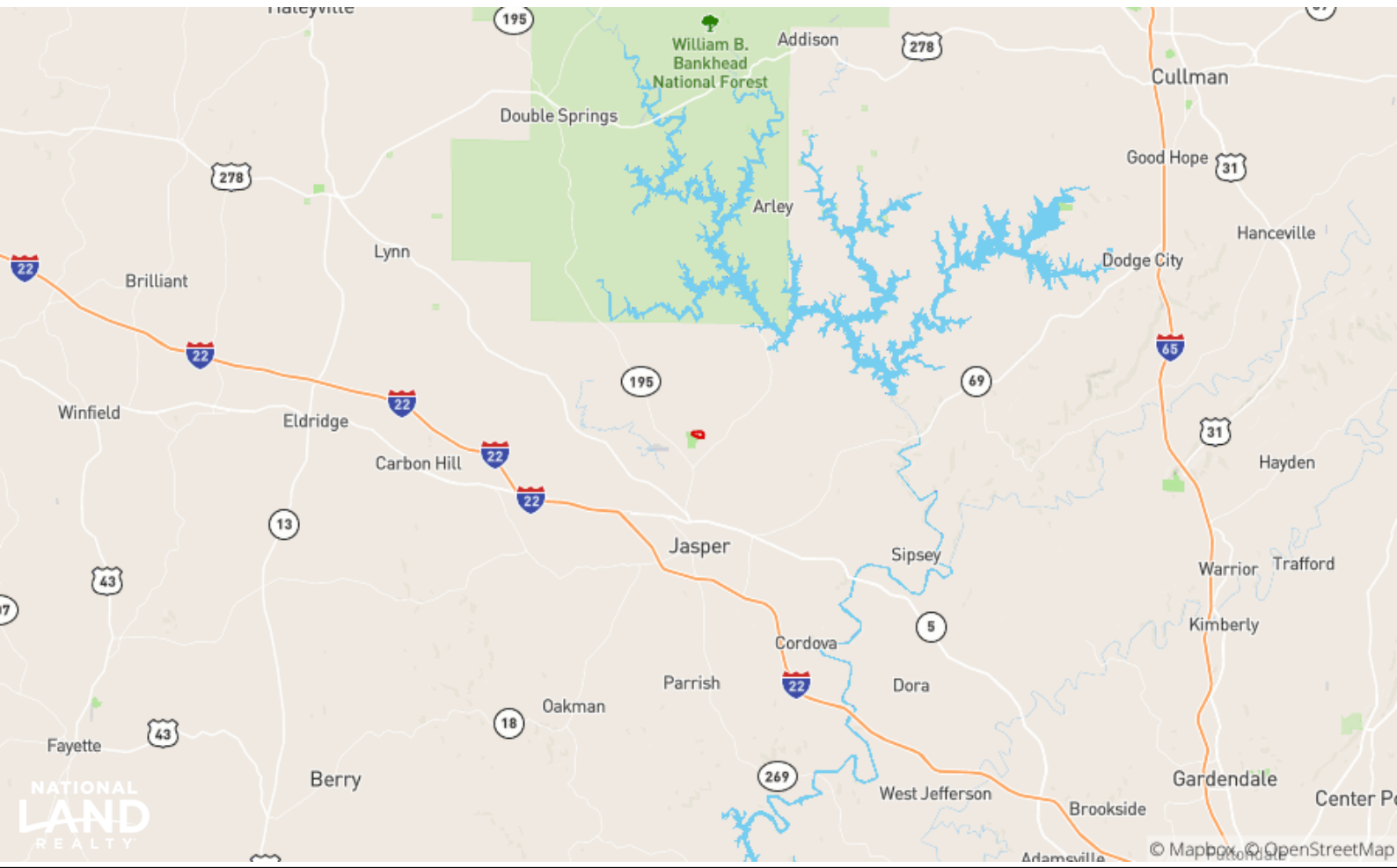
- Large Open Land
- One Acre Pond
- 60x80 Pole Barn
- Main House
- Men And Ladies Showers And Toilets
- Well Water And City Water
- 5400' +/- On Blackwater Creek
- Unrestricted Land
- Commercial Potential
- Development Potential

LEGAL DESCRIPTION:

Walker County Alabama Parcel 1005160000006003

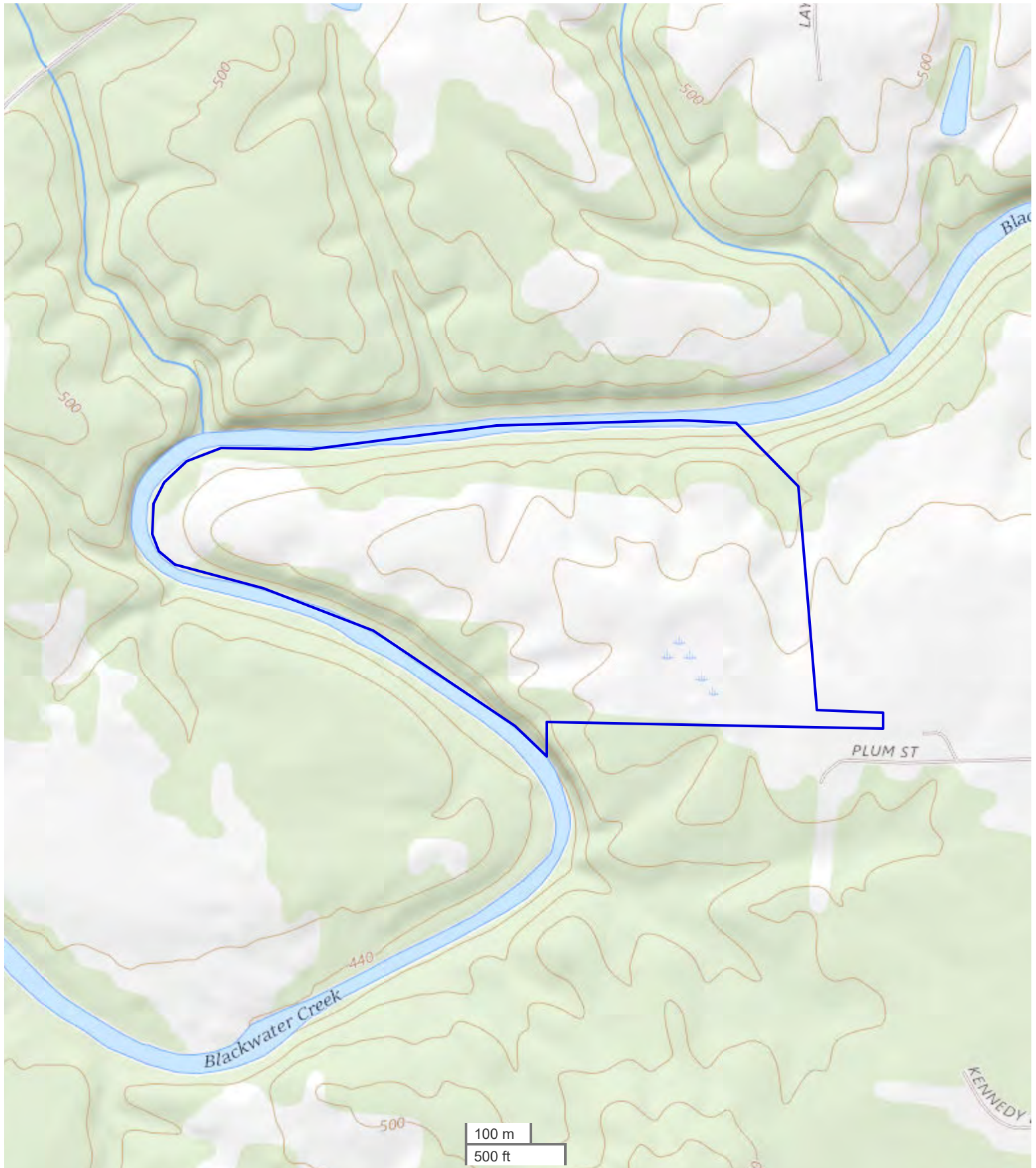
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1622971





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.**