

**THE SEVEN BRIDGES
ROAD FARM
858 +/- Acres
Montgomery County, AL
\$2,999,000**

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OVERVIEW:

The beautiful drive that leads to The Seven Bridges Road Farm has a sense of arrival with its Spanish moss hanging in the massive oak trees towering over the rural winding Woodley Road, that will forever be remembered by a song written by Steve Young and later recorded and made famous by the Eagles in the 1980 top hit **Down The Seven Bridges Road**: "*There are stars in the Southern sky southward as you go. There is moonlight and moss in the trees down the Seven Bridges Road*" as you listen to the lyrics you can envision the unspoiled land at the Seven Bridges Road Farm and how rare it is to find a property like this in today's market.

The Seven Bridges Road Farm is located in Alabama's fertile Black Belt soil region along the Catoma Creek drain basin that consists of thousands of acres of bottomland hardwoods and joined by very productive farm land and is considered to host some of the best trophy deer, turkey, and waterfowl hunting in the Southeast. As you ride through the property you see a very diverse wildlife habitat from mature bottomland hardwoods that provide a great source for mast bearing trees for maximum wildlife growth, mature natural pines and fallow farm fields for wildlife bedding. As the closing lyrics to the song go: "*There are stars in the Southern sky and if ever you decide you should go, there is a taste of thyme sweetened honey Down the Seven Bridges Road.*" Call Jerry Joe Ingram at 334-300-4273 today to make an appointment to view this fantastic property!



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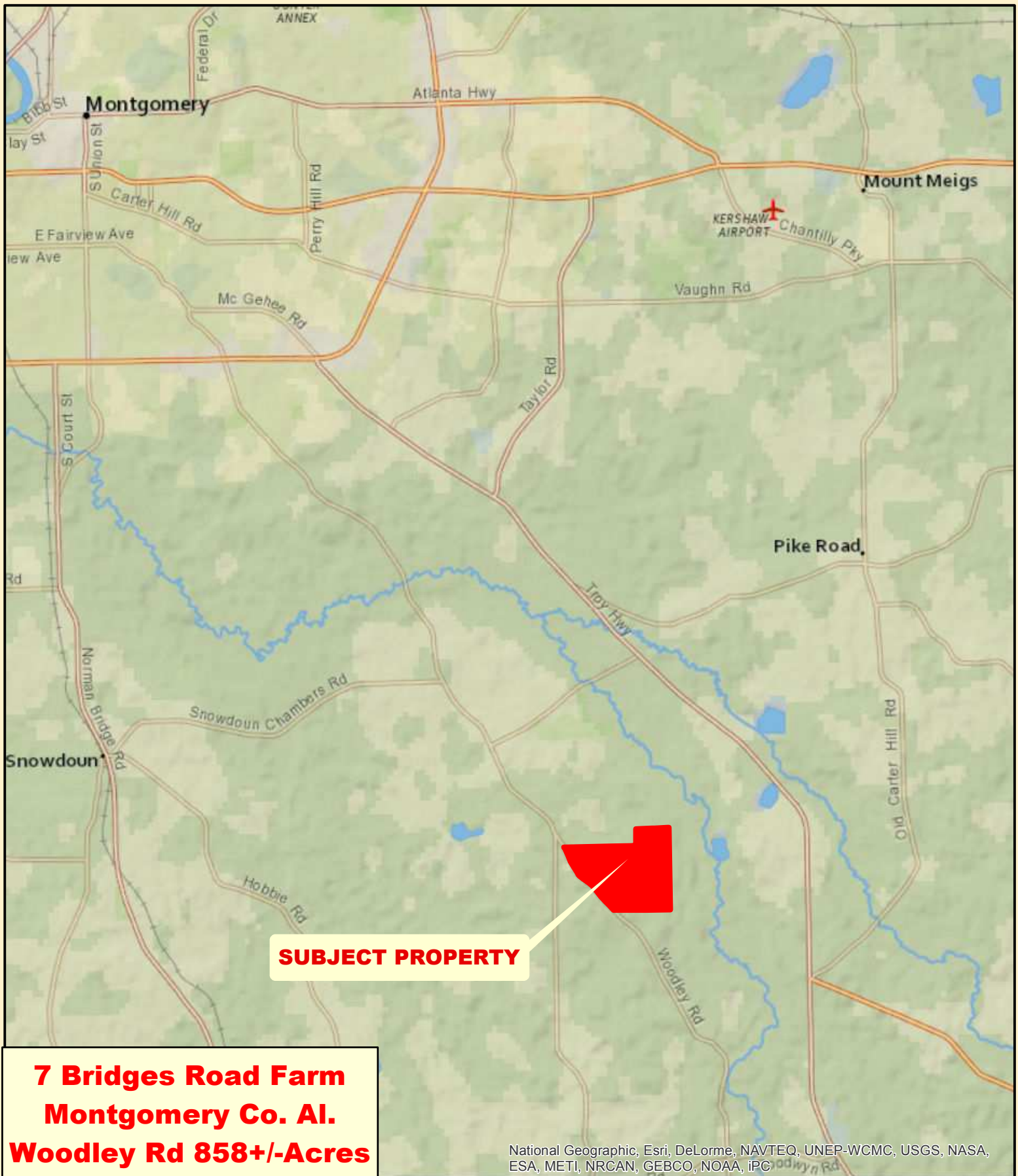
TAXES: (Call Agent for Details)

- Terrain is slightly rolling with elevations ranging from 220 ft along Catoma Creek to 280 ft on ridges.
- Soil types in the upper elevations consists of Oktibbeha, Vaiden, and Sumter clays. These soils are well suited for hardwood timber production as well as pasture and some row crops and are currently in a hardwood-natural pine mix and pasture.
- Soil types in the mid-range elevations consists of Izagora fine, Kipling very fine, and Vaiden fine sandy loams. These soil types are very productive and are well suited for pine and hardwood timber production and are currently mostly in hardwoods with a mix of natural pines.
- Soil types in the lower elevations consists of Leeper silty clay loam and Tuscumbia silty clay. These soil types are very productive and are well suited for bottomland hardwood and are currently in bottomland hardwoods.
- Great use for timber production, hunting, recreation, home sites, and a real estate investment.
- Located near the town of Pike Road and only 14 minutes from Eastchase Mall.
- 406+/- acres of high value bottomland hardwoods consisting of predominantly mass producing oaks. The rich Black Belt soils along the Catoma Creek drain basin are extremely good and grow very high quality hardwood timber. The timber stands on the property have significant value and quality and provides an excellent timber investment.
- 424+/- acres of improved pasture stocked with Fescue and Bahia provide high yielding forages for livestock.
- Good hunting and diverse wildlife habitat! This property has mature bottomland hardwoods with a mix of agriculture fields, mature natural pines, upland hardwood-natural pine mix, swamps and oxbows sloughs.



www.nationalland.com/viewlisting.php?listingid=1330331

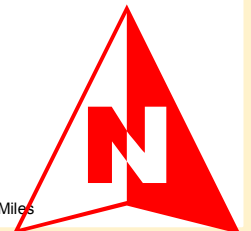
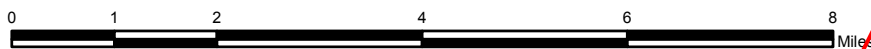


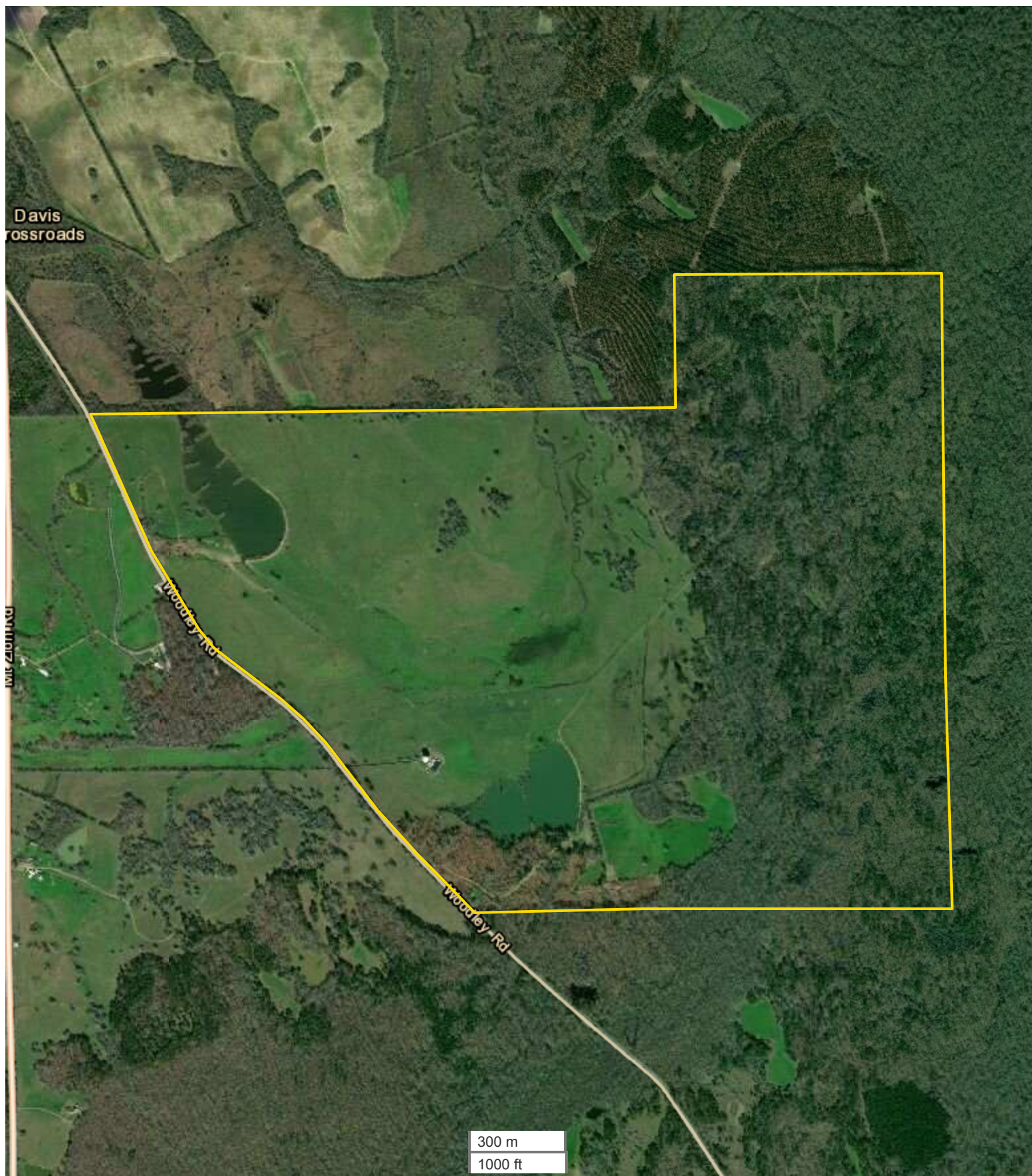


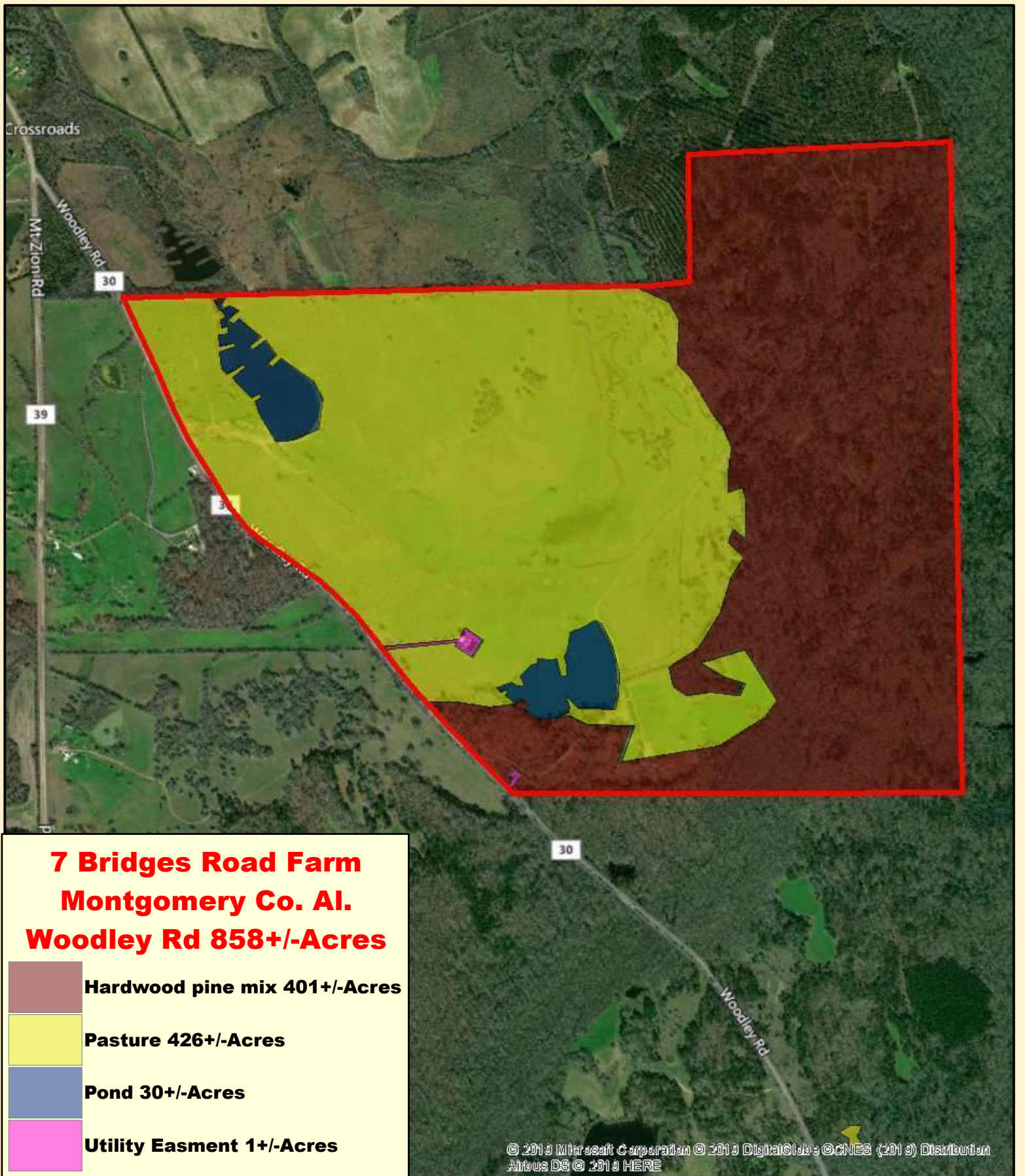
7 Bridges Road Farm
Montgomery Co. Al.
Woodley Rd 858+/-Acres

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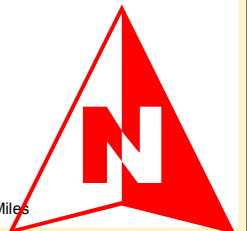
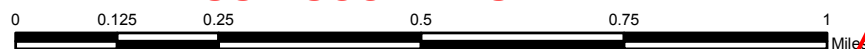


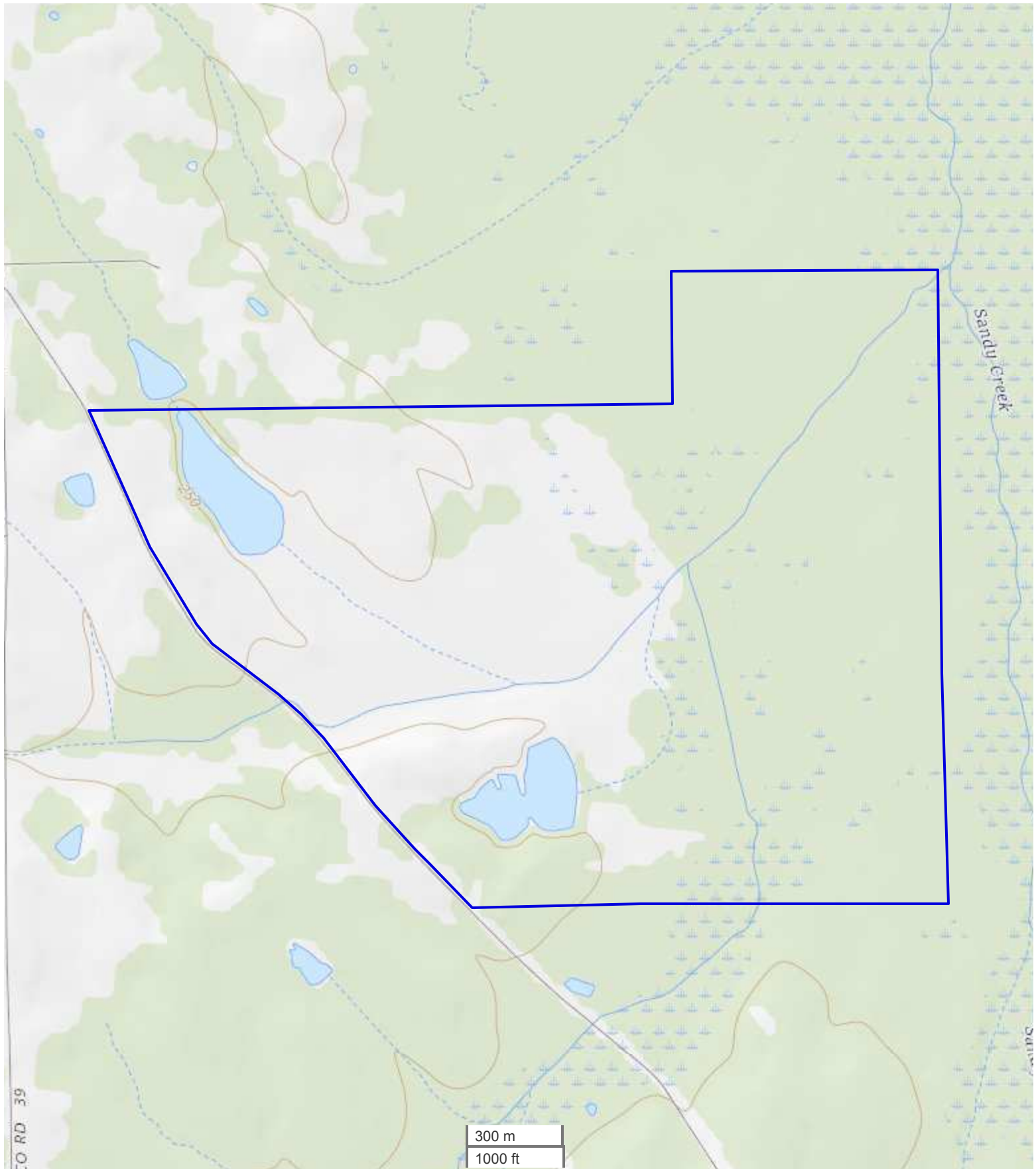




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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**