

**TROY HIGHWAY POND  
TIMBER & HUNTING  
INVESTMENT**

**768 +/- Acres  
Montgomery County, AL**

**\$2,072,000**

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REALTY®**



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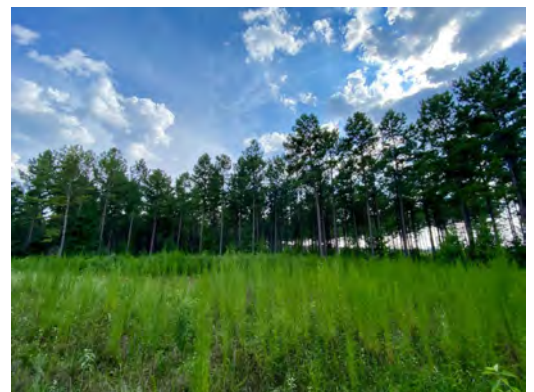


**OVERVIEW:**

This diverse timber, hunting, and recreational property is centrally located between Montgomery and Troy, a short distance from Pike Road and the local area's quick growth. Enjoy easy access with 7,484 feet of frontage on Troy Highway. Hunt deer, turkey, and duck using the network of strategically placed food plots, improved road and trail system throughout the property, and the 2.5+ acre duck pond. The timber value is strong, with timber types including nearly 380 acres of merchantable pine ranging from 1991 to 1999 plantation, 350 acres of premerchantable pine from 2008 to 2019 plantation, with the balance in mature hardwood bottoms. Additional timber data is available upon request. Power is available on site, several creeks and streams flow through the property, there are several large potential fishing lake sites, as well as multiple scenic cabin or home sites throughout. Tracts like this don't come along often in this area, and additional adjoining land is available if desired. Contact Clint Flowers, ALC at 855.NLR.LAND for more information.

**PARCEL #/ID:** Multiple

**TAXES:** (Call Agent for Details)





## PROPERTY HIGHLIGHTS:

- Centrally Located Between Montgomery And Troy
- Easy Access
- Deer, Turkey, And Duck Hunting
- Strategically Placed Food Plots
- Improved Road And Trail System
- 2.5+ Acre Duck Pond
- Strong Timber Value
- Merchantable Pine
- Premerchantable Pine
- Mature Hardwood Bottoms
- Power Is Available
- Several Creeks And Streams
- Several Large Potential Fishing Lake Sites
- Multiple Scenic Cabin/Home Sites

## LOCATION:

Contact agent for property location details.

## VIEW FULL LISTING:

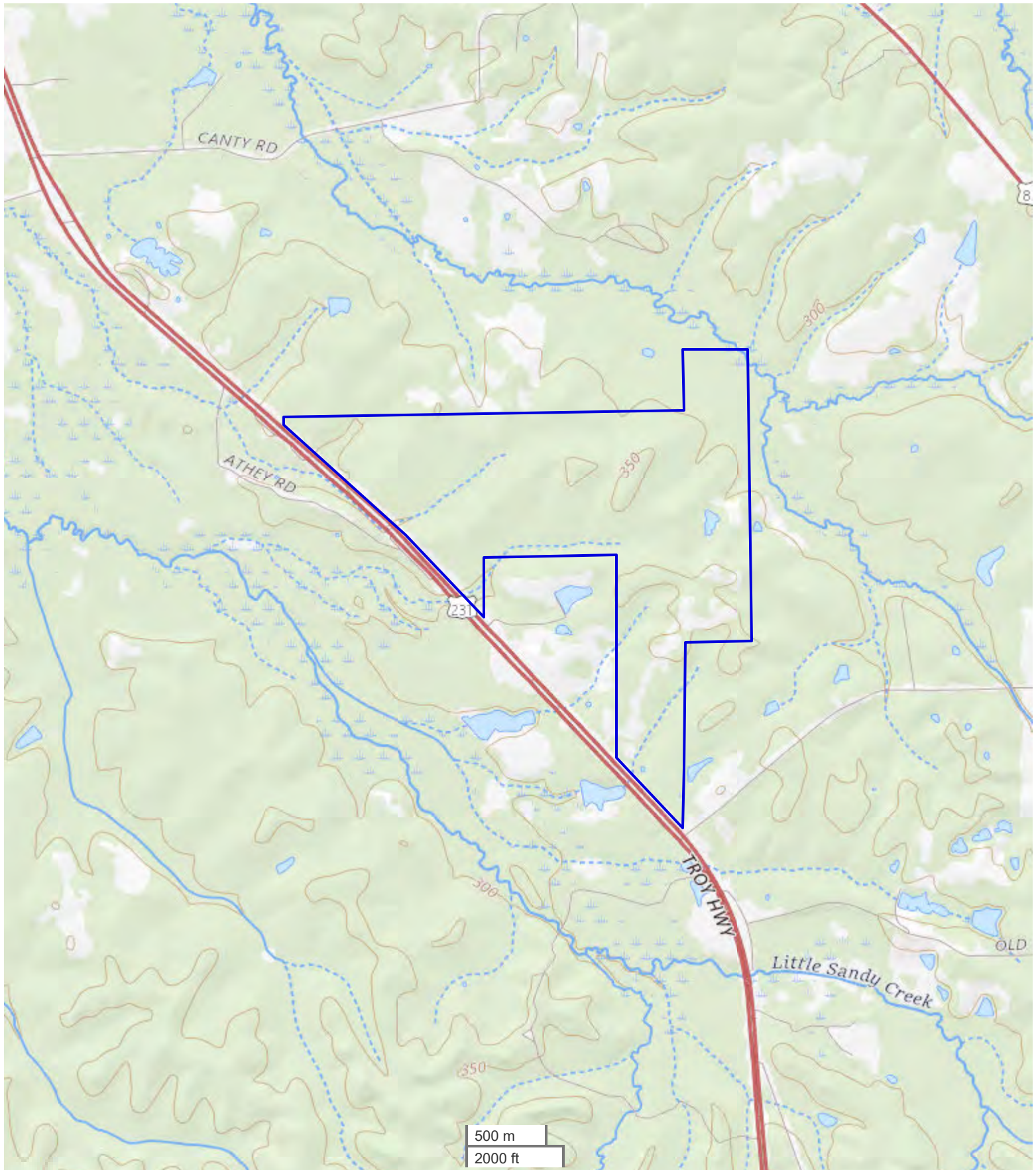
[www.nationalland.com/viewlisting.php?listingid=1764028](http://www.nationalland.com/viewlisting.php?listingid=1764028)

























**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.**