

**THE HIGHWAY 82 CANTY  
ROAD HUNTING AND  
TIMBER INVESTMENT**

**788 +/- Acres**

**Montgomery County, AL**

**\$1,980,000**

**NATIONAL  
LAND  
REALTY®**



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LAND  
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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:**

This versatile timber, hunting, and recreational tract is located between Montgomery and Troy between the Troy Highway and the fast growing Pike Road area. Enjoy 4,211 feet of frontage on Cauty Road and 6,062 feet of frontage on Highway 82, access to utilities, an improved internal road and trail system, and fantastic deer, turkey, duck, and other small game hunting by utilizing the food plot network and diverse forest cover. There are multiple large potential fishing lake sites and a variety of scenic home or cabin sites. Timber types include mature pine, hardwood and wildlife areas, and pre-merchantable pine plantation. Additional timber data is available upon request. Inventory is low in this area, especially a tract this diverse with such good access and long term development potential, so don't miss your chance at it. **ADDITIONAL AND ADJOINING ACREAGE IS AVAILABLE.** Contact Clint Flowers, ALC at 855.NLR.LAND for more information on this or other tracts.

**PARCEL #/ID:** 19 09 29 0 000 001.000, 19 08 28 0 000 003.000, 19 09 32 0 000 001.000, 19 08 33 0 000 002.000

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



## PROPERTY HIGHLIGHTS:

- Versatile timber, hunting, and recreational tract
- Frontage on Canty Road and Hwy 82
- Access to utilities
- Improved road and trail system
- Fantastic deer, turkey, duck, and other small game hunting
- Food plot network
- Diverse forest cover
- Multiple large potential fishing lake sites
- Variety of scenic home or cabin sites
- Mature pine, hardwood and wild life areas, and pre-merchantable pine plantation
- ADDITIONAL AND ADJOINING ACREAGE IS AVAILABLE

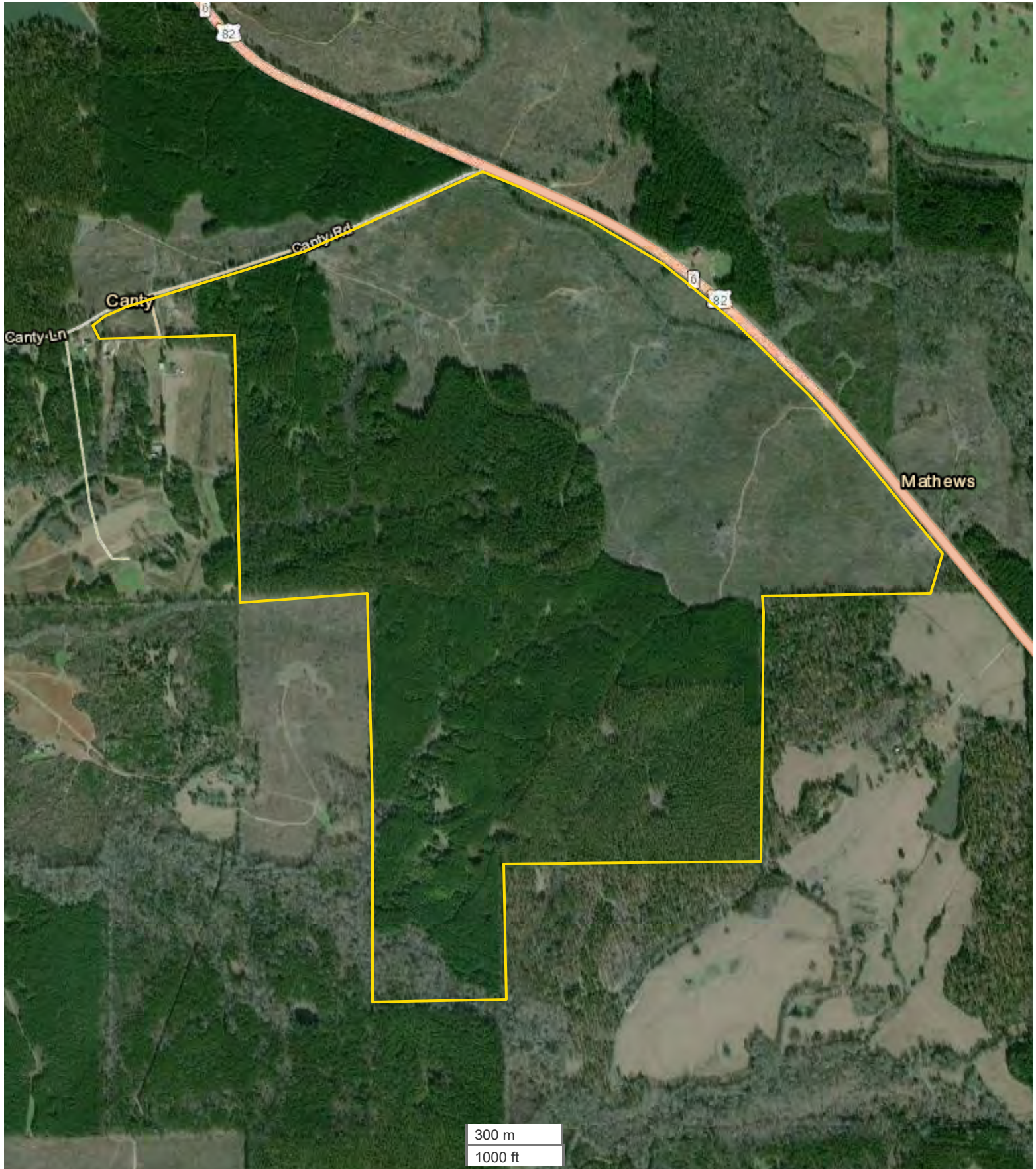
## LOCATION:

Contact us for property location details.

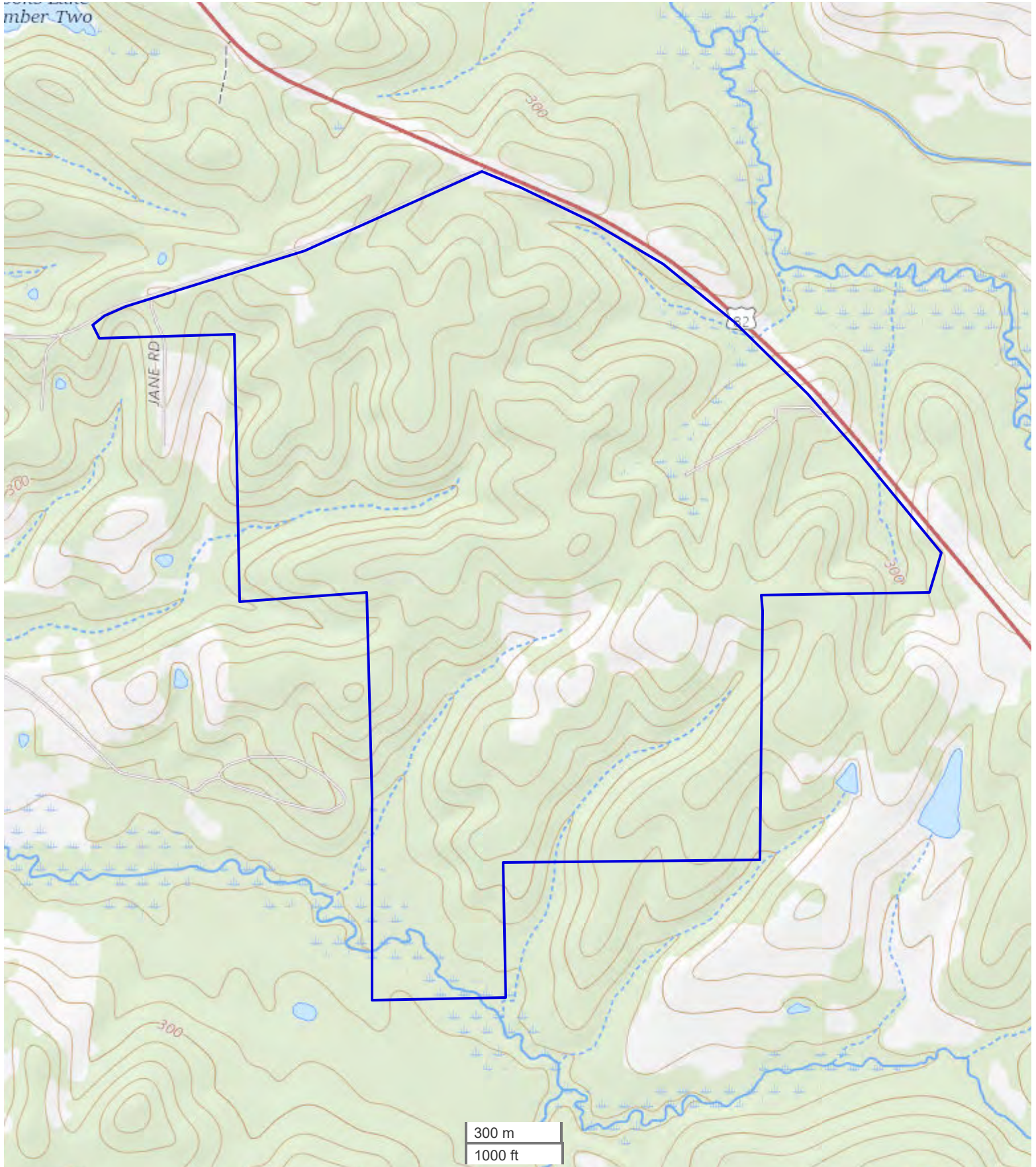
## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=1857609](http://www.nationalland.com/viewlisting.php?listingid=1857609)





*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.**