

**WALNUT CREEK
TIMBER &
RECREATIONAL TRACT**
164 +/- Acres
Chilton County, AL
\$246,000

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

A great timber and recreation tract, less than 10 minutes from I-65 in Clanton, AL. The property as a whole totals 164 +/- acres. The 44 +/- acres section that toes up to the main body of the property does not have to be included in the sale. There is also an additional 74 +/- acres section that is located 1/4 mile apart which can be purchased as well. They can be sold together or separate. This tract has public road frontage on Co. Rd. 32. The land consist of rolling topography and mixed hardwoods and pines with over 1,500 feet of Walnut Creek frontage. There is a nice road running along a ridge line that centers the property where there are multiple small food plots. This tract is ideal for a land/timber investor or would make a great recreation property as well. Call Adam Aderholt for more information!

PARCEL #/ID: 1001110000004000, 1002100000009000

TAXES: (Call Agent for Details)

ADDRESS:

0 Co Road 32
Clanton, AL 35046



PROPERTY HIGHLIGHTS:

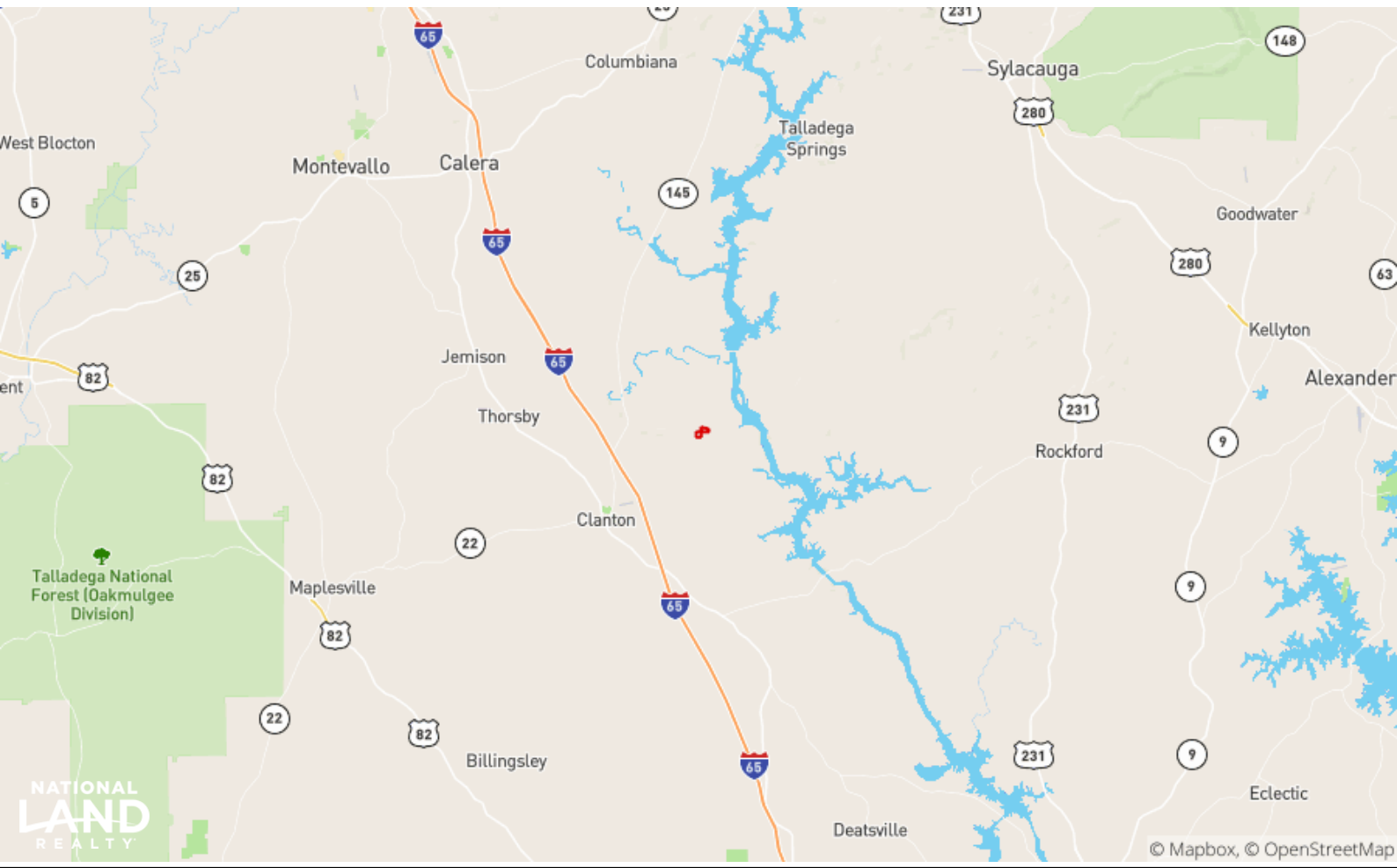
- Timber and Recreation
- 1,500' of Walnut Creek Frontage
- One Hour From Birmingham
- Hardwood and Pine Timber
- Rolling Topography
- Co. Rd. Frontage

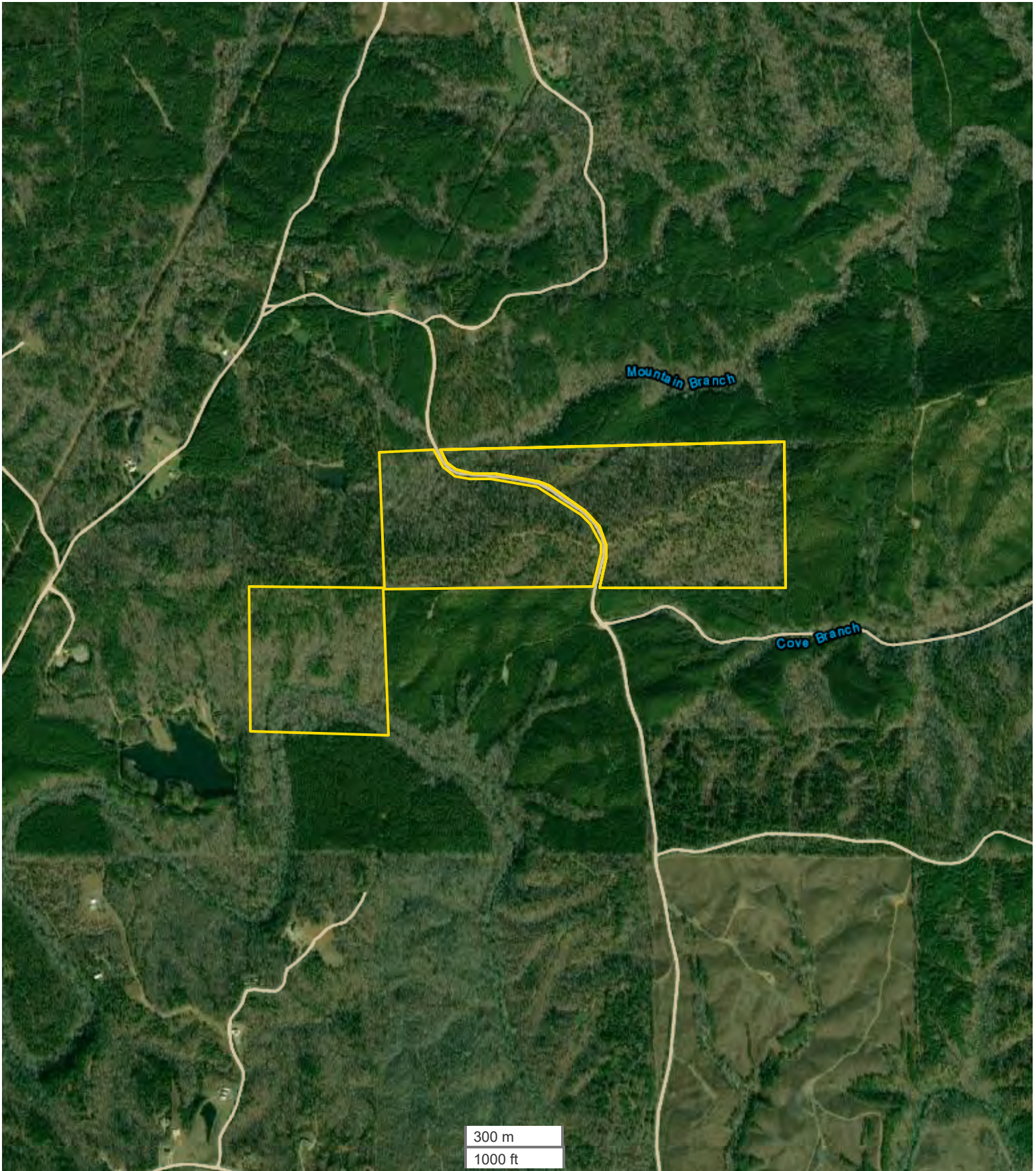
LOCATION:

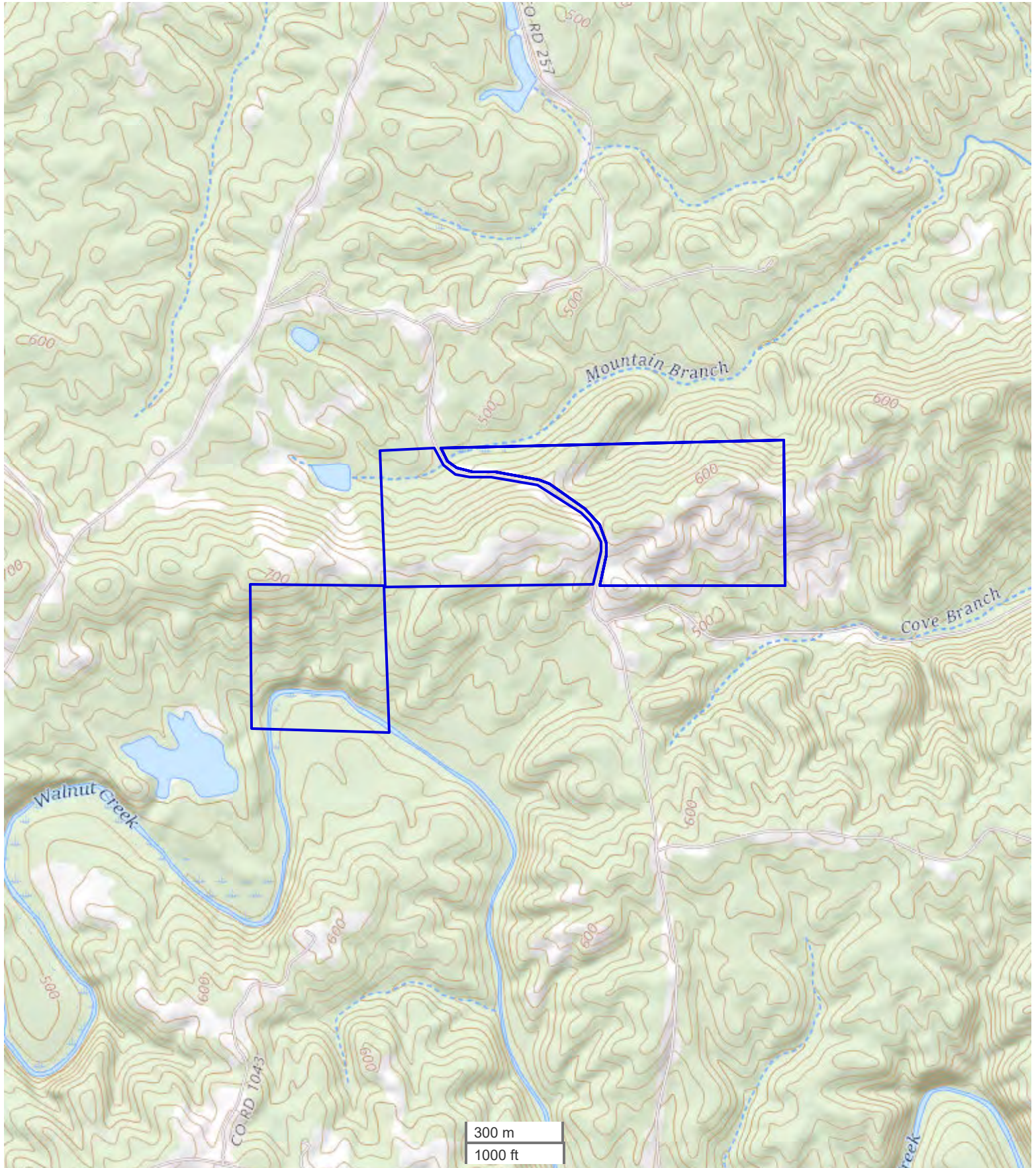
From the Love's Travel Stop in Clanton (Exit 208 off of I - 65): Turn left out of Love's onto Co. Rd. 764. Drive 1/2 mile and take a right onto Co. Rd. 32. Drive 6.2 miles and property will be on both sides of road.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1925832







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.**