

**MORVIN TRAWICK  
CREEK HUNTING &  
TIMBER INVESTMENT  
EAST**

**176 +/- Acres  
Clarke County, AL  
\$342,144**

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#### OVERVIEW:

This waterfront hunting, timber, and recreational investment is located just south of Morvin, an area where land is rarely available. Enjoy easy access from the frontage on Highway 69, Double Gates Road, or Black Jack Road along with the excellent deer, turkey, and small game hunting. The property has been under intensive wildlife management for years, with year round feeding programs in place, and there are multiple large, strategically placed food plots with shooting houses, hardwood bottoms laden with mature oaks, and multiple ages of pine plantation providing superior bedding ground as well as investment and long term cash flow. The property fronts Trawick Creek (a large year round creek) for over 1/4 mile, and there are multiple large potential fishing lake sites. Other improvements include a large equipment shed and game cleaning area with power and water. Tracts like this don't come along often, especially in this area. Contact Clint Flowers, ALC at 855.NLR.LAND for more information.

**PARCEL #/ID:** 16 04 08 33 0 000 019.000, 16 08 02 04 0 000 002.000

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



## PROPERTY HIGHLIGHTS:

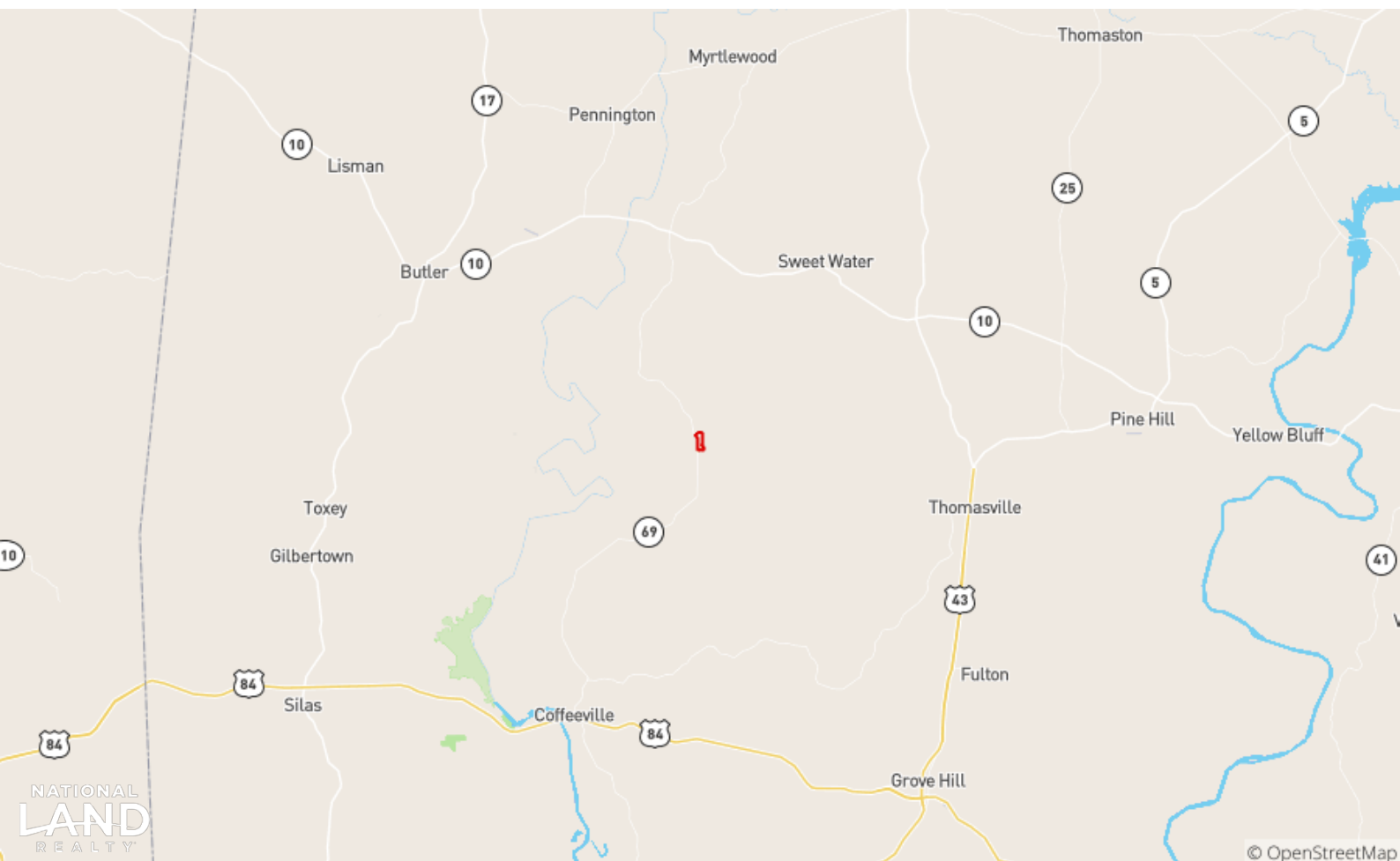
- Waterfront hunting, timber, and recreational investment
- Easy access with frontage on Hwy 69, Double Gates Road, and Black Jack Road
- Excellent deer, turkey, and small game hunting
- Has been under intensive wildlife management for years
- Year round feeding programs in place
- Multiple large, strategically place food plots with shooting houses
- Hardwood bottoms laden with mature oaks
- Multiple ages of pine plantation provide superior bedding ground as well as investment and long term cash flow
- Frontage on Trawick Creek for over 1/4 mile
- Multiple large potential fishing lake sites
- Large equipment shed and game cleaning area with electricity and water

## LOCATION:

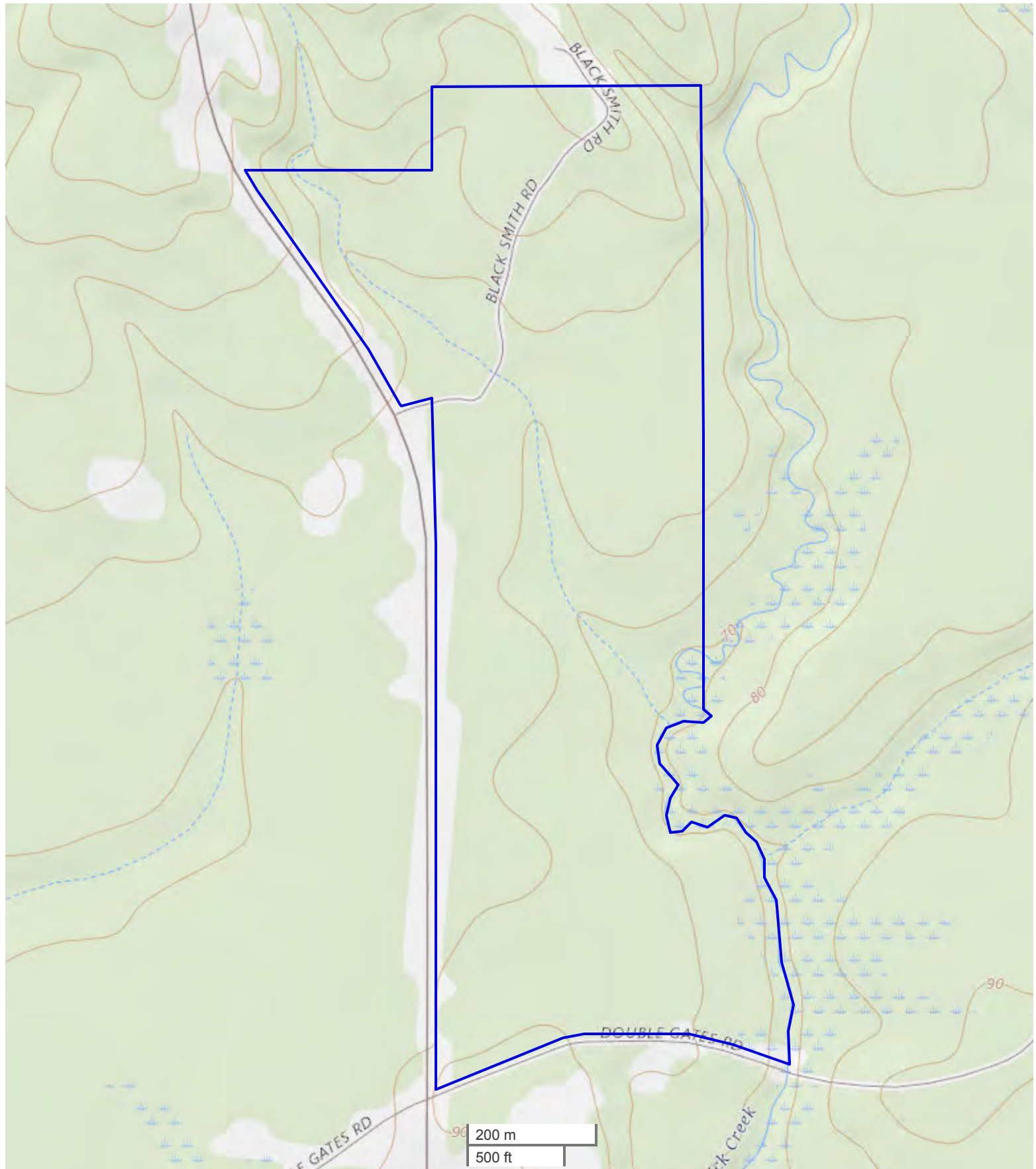
Contact us for property location details.

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=1378079](http://www.nationalland.com/viewlisting.php?listingid=1378079)













**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.**