

**SAND HILL CREEK
TIMBER & HUNTING
INVESTMENT**

**439 +/- Acres
Mobile County, AL**

\$746,300

**NATIONAL
LAND
REALTY®**



National Land Realty
9 N. Conception St.
Mobile, AL 36602
www.NationalLand.com



Jeffrey Williams
Office: 855.657.5263
Cell: 334.355.0812
Fax: 888.672.1810
Jwilliams@NationalLand.com



Clint Flowers, ALC
Office: 855.657.5263
Cell: 251.387.0787
Fax: 888.672.1810
cflowers@nationalland.com

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 tract is ideal for a timber investment, hunting property, or a rural homestead. Enjoy public road frontage with utilities that run to the gate, a network of strategically placed food plots, an improved internal road and trail system, and an abundance of deer, turkey, and other wild game. Sand Hill Creek runs through the property for over 3/4 of a mile, providing several large potential fishing lake or pond sites. Timber types include merchantable natural pine, mature hardwood, and premerchantable longleaf pine plantation, and wet weather logging is feasible on almost the entire property, meaning the timber can bring a premium over normal market prices. Located just 30 minutes from Mobile and 15 minutes from both Saraland and Citronelle, this convenient tract could be enjoyed before work and after school while also providing timber investment income for generations. Call Jeffrey Williams or Clint Flowers, ALC at 855.NLR.LAND for more information.

PARCEL #/ID: R021402090000001.001**TAXES:** (Call Agent for Details)**ADDRESS:**

0 Churchula Landfill Road
Churchula, AL 36521



PROPERTY HIGHLIGHTS:

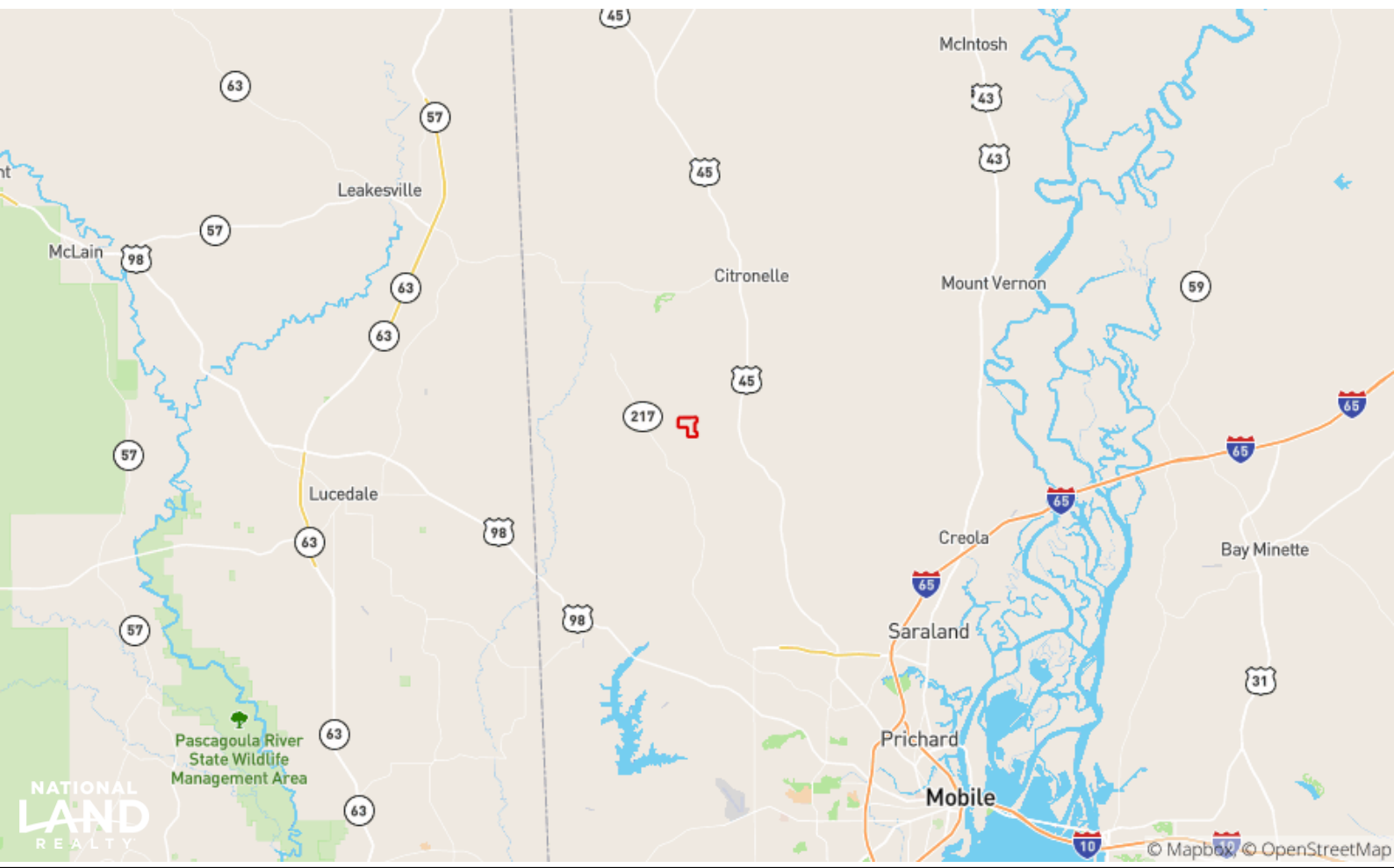
- Timber Investment, Hunting Property, Or A Rural Homestead
- Public Road Frontage
- Utilities
- Strategically Placed Food Plots
- Improved Internal Road and Trail System
- Abundance Of Deer, Turkey, And Other Wild Game
- Sand Hill Creek Runs Through The Property
- Several Large Potential Fishing Lake Or Pond Sites
- Merchantable Natural Pine, Mature Hardwood, And Premerchantable Longleaf Pine Plantation
- Wet Weather Logging Is Feasible

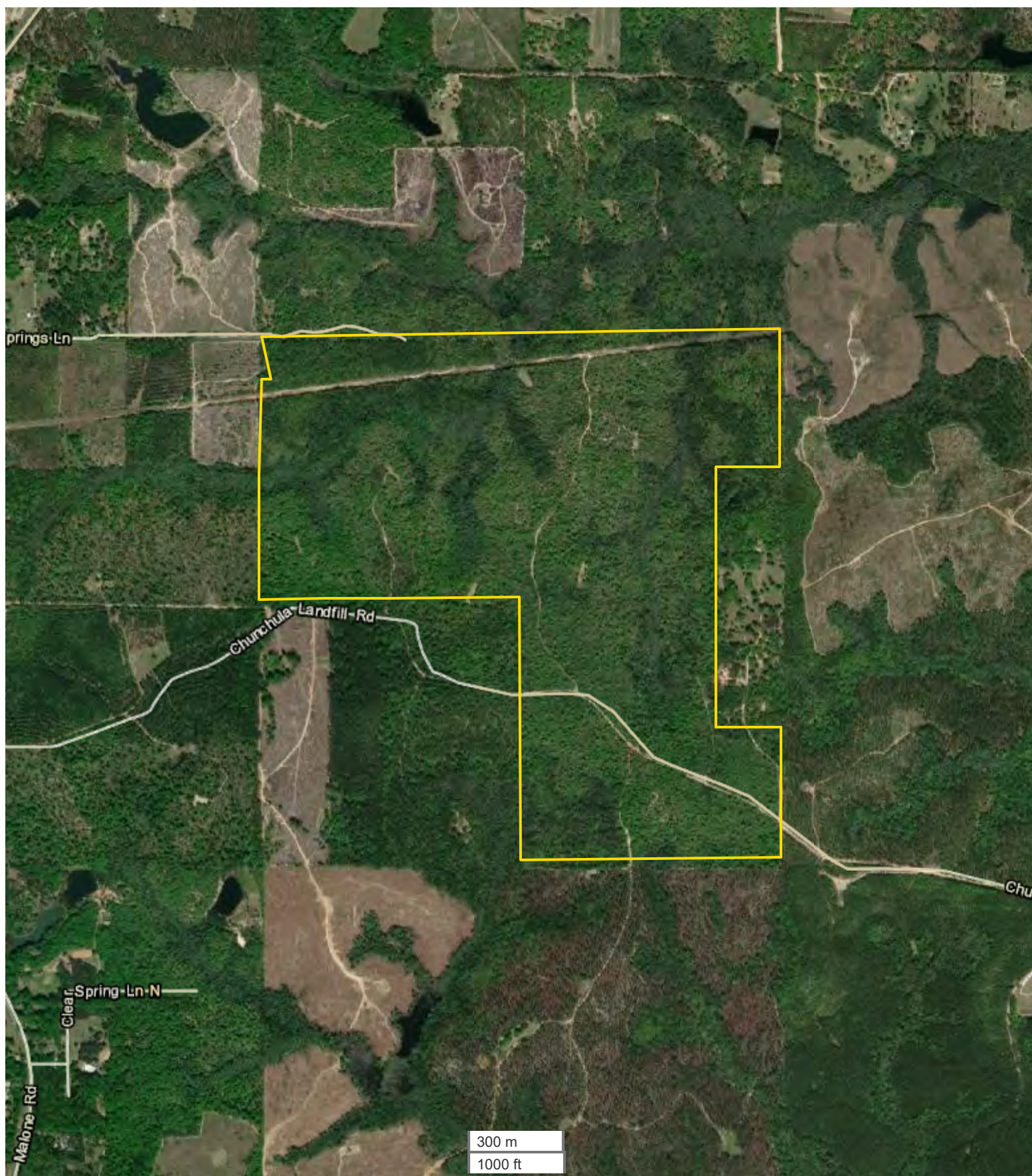
LOCATION:

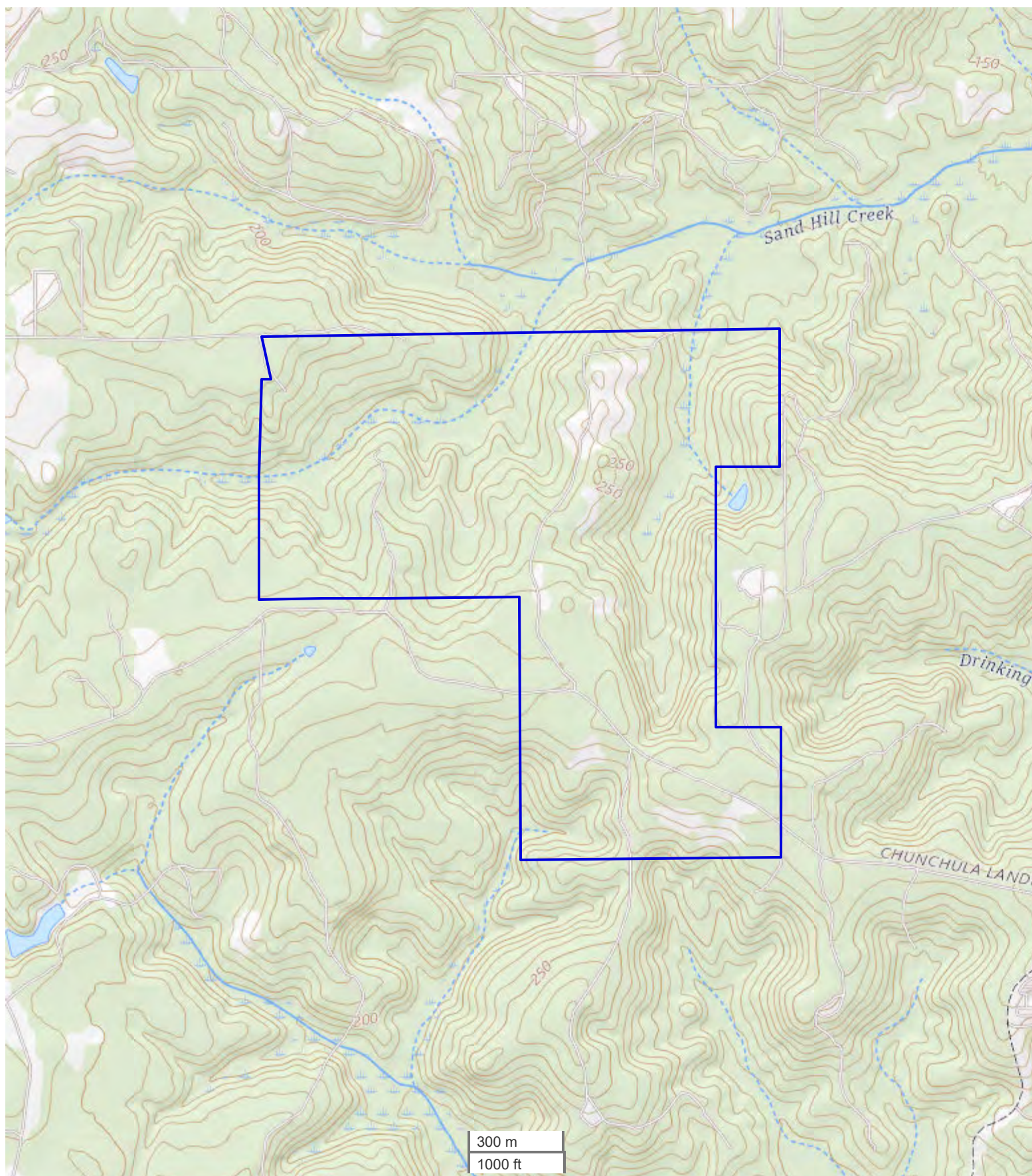
Travel I-65N to AL-158 W/AL-213 S/Industrial Pkwy in Saraland. Take exit 13 and travel AL-158 W/Industrial Pkwy 4 miles. Turn right onto US-45, proceed 16 miles. Turn left onto Churchula Landfill Road.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1943501













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.**