

**SIPSEY RIVER
RECREATIONAL
PARADISE & TIMBER
TRACT**

**500 +/- Acres
Tuscaloosa County, AL
\$1,250,000**

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REALTY®**



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Tuscaloosa, AL 35401
www.NationalLand.com



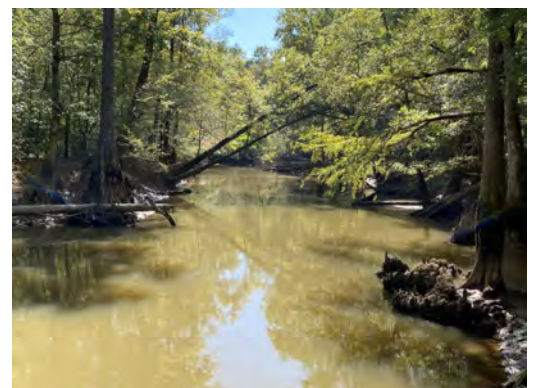
Adam Aderholt
Office: 205.343.2110
Cell: 205.410.2699
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Aaderholt@NationalLand.com

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

500 acre turn-key recreational and timber tract with over two miles of Sipsey River frontage located less than 15 miles from Northport/Tuscaloosa. From the gated entrance, the camp sits on a ridge overlooking the Sipsey Valley and is located in the heart of the property providing incredible privacy and seclusion, yet still less than a 25 minute drive to Tuscaloosa. The property itself is incredible. The roads are professional grade, and the extensive road/ trail network makes navigating the property a breeze. Approximately 200 acres of the property are a 15 year old pine plantation, while the remainder is comprised of a rare mix of mature hardwood including a staggering amount of cypress and oak. This type of bottomland habitat really allows for an abnormally high carrying capacity for all game species, and it also provides for a more "hunt-able" property as well. In addition to exceptional wildlife value, the mature timber (oak and cypress in particular) has excellent income value if the future owner chose to sell it. In addition to the mast trees and native browse, there are an array of food plots with room to add more if desired, including one large field that would make for a perfect soybean or corn field for deer or milo and sunflowers for turkey and dove. There are also elevated shooting houses on each field. Perhaps the biggest draw to the property is the water located on and around it. With over two miles feet of Sipsey River frontage and numerous creeks and a 60 acre duck sloughs branching off of it, the tract truly is a rare find. There are several points along the river that are great for easing a kayak or canoe off or for fishing the river from the bank. This property is one that you really must see in person to fully appreciate, and it won't last long. For



more information or to see the property, call Adam Aderholt at 205-410-2699.

PARCEL #/ID: 63 33 04 20 0 000 002.003, 63 33 05 21 0 000 001.000, 63 33 09 29 0 000 001.000

TAXES: (Call Agent for Details)

ADDRESS:

0 Malone Creek Road
Gordo, AL 35466

LOCATION:

From the Northport Walmart, take HWY 82 West for 8 miles and turn left onto Buhl Cutoff Road. Go 1 mile and take a right onto Co. Rd. 140. Travel 2.2. miles and take a left onto Malone Creek Rd. Go 2 miles and property will be on your right.

ACREAGE BREAKDOWN:

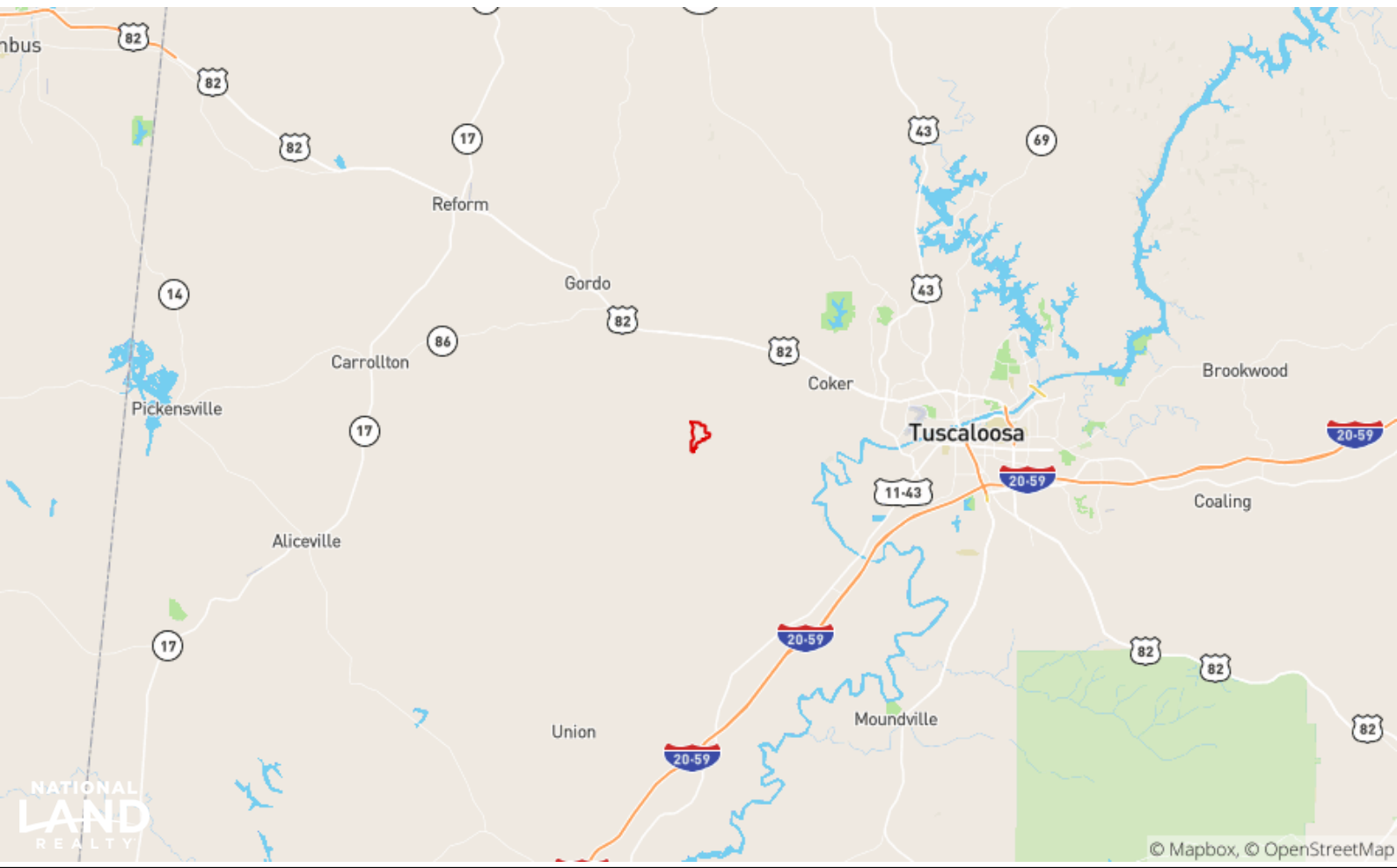
500 +/- acres

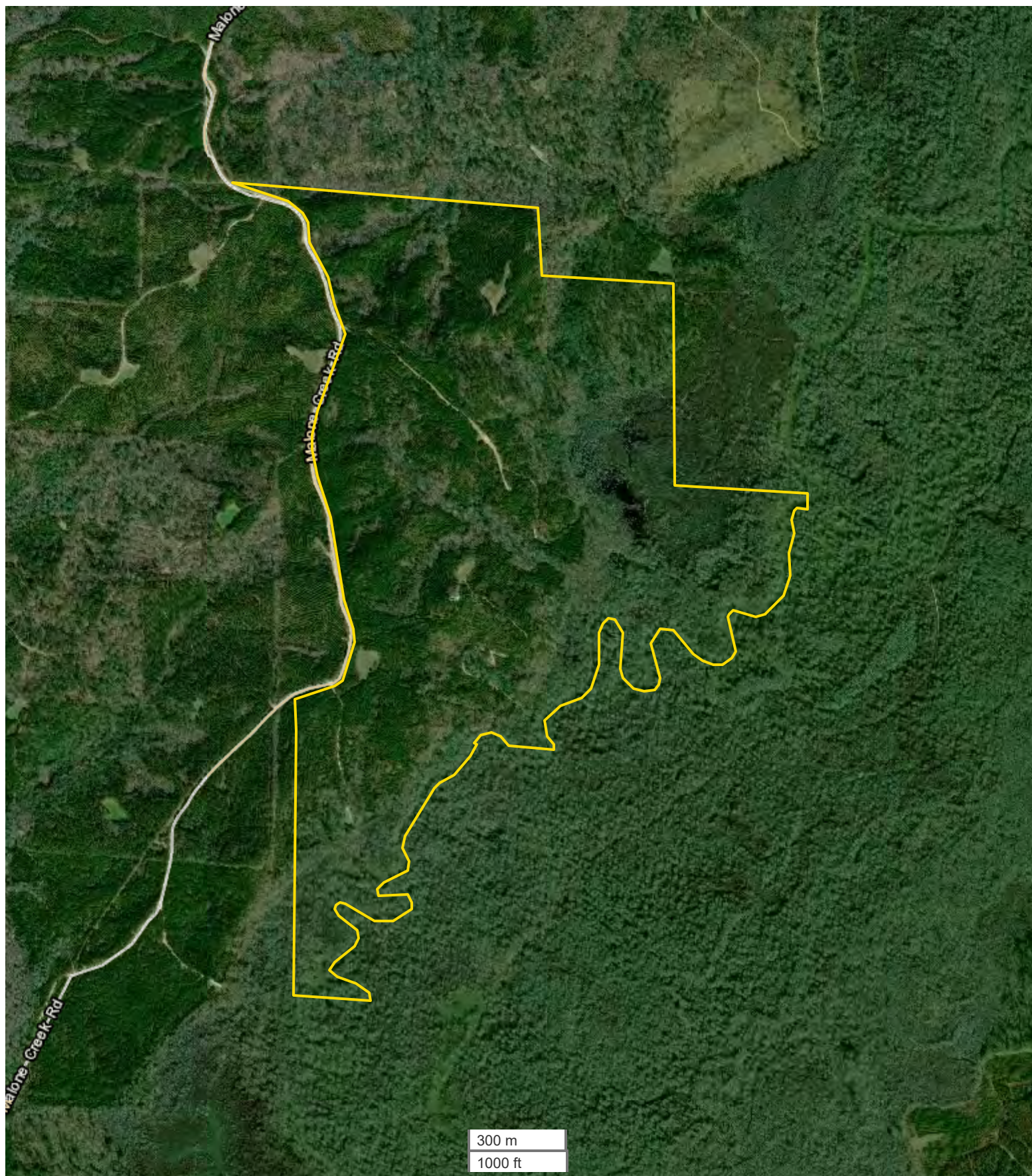
PROPERTY HIGHLIGHTS:

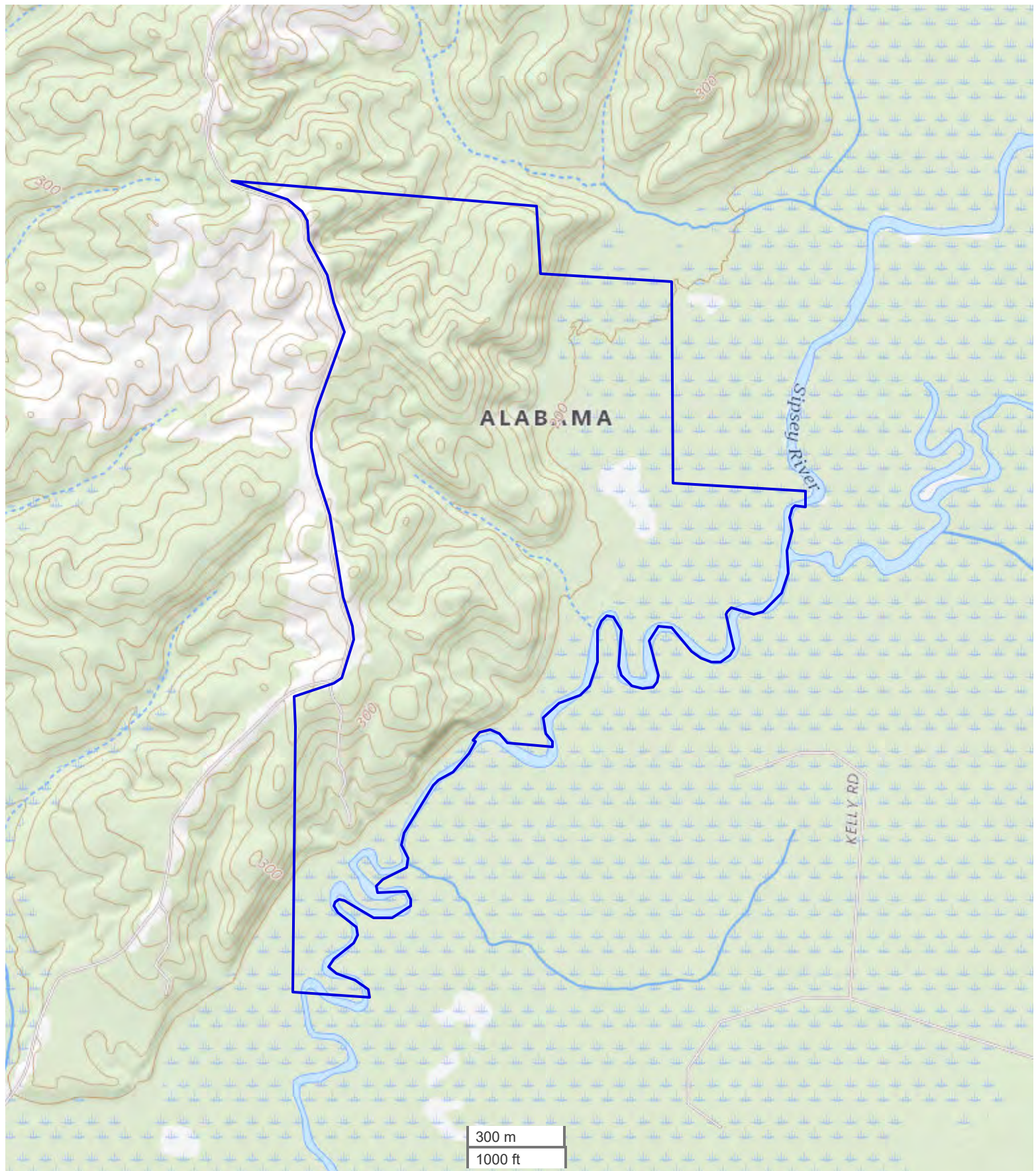
- Over TWO Miles of Sipsy River Frontage
- 60 acre Duck Slough
- Great Diversity of Pine Plantations and Hardwoods
- Excellent Internal Road Network
- Hunting Camp with Deer Cleaning Station
- Road Frontage
- Food Plots

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1516127







All boundary lines noted in pictures, aeriels 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.**