

**THE SWEET WATER
BASHI HUNTING &
TIMBER INVESTMENT**

**131 +/- Acres
Marengo County, AL**

\$234,600

**NATIONAL
LAND
REALTY®**



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LAND
REALTY®**

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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:

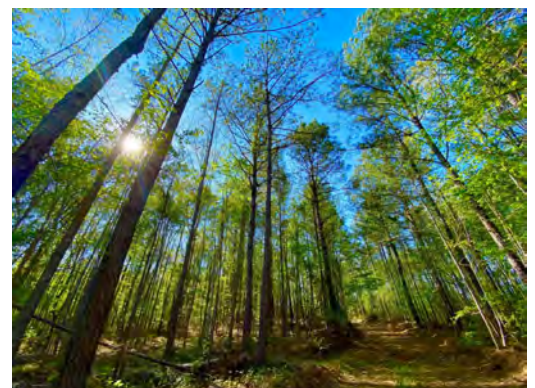
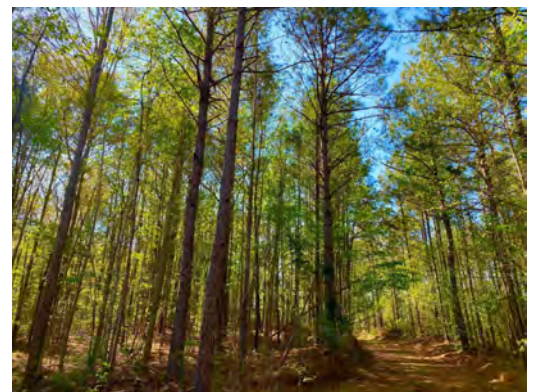
This diverse timber and hunting investment near Bashi, just a short drive from Highway 10 at Sweet Water and Highway 43 at Thomasville, has a lot to offer. Enjoy quick access off of a paved county road, power and water are available, and there are multiple nice potential camp and fishing lake sites. A beautiful creek runs through the property with a wide hardwood hammock running with it, there are multiple food plots, and this area is known for trophy deer and turkey hunting along with abundant dove and other small game. Timber consists of 49+/- acres of 2019 pine plantation and 81+/- acres of once thinned pine plantation and areas of mature hardwood. Tracts this size and quality aren't available often in this area. Contact Clint Flowers, ALC at 855.NLR.LAND for more information.

PARCEL #/ID: 48-35-05-16-0-000-019.000,
48-35-05-21-0-000-001.000, 48-35-05-21-0-000-006.000

TAXES: (Call Agent for Details)

ADDRESS:

0 Sumter Rodgers Road
Sweet Water, AL 36782



PROPERTY HIGHLIGHTS:

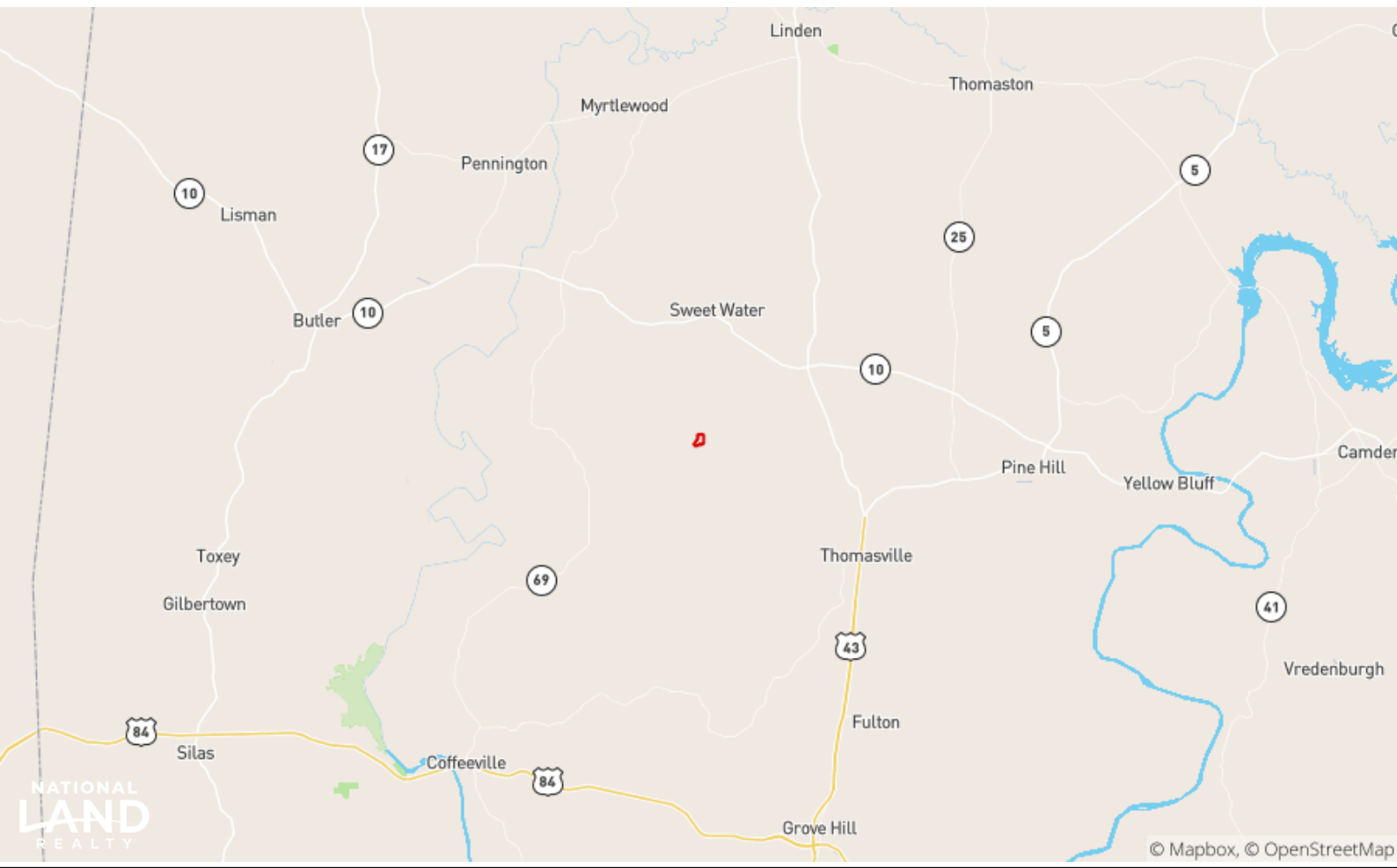
- Convenient to Sweet Water and Thomasville
- Paved county road frontage
- Power and water are available
- Multiple nice potential camp and fishing lake sites
- Beautiful creek runs through the property with a wide hardwood hammock running with it
- Multiple food plots
- This area is known for trophy deer and turkey hunting along with abundant dove and other small game
- 49+/- acres of 2019 pine plantation
- 81+/- acres of once thinned pine plantation
- Areas of mature hardwood

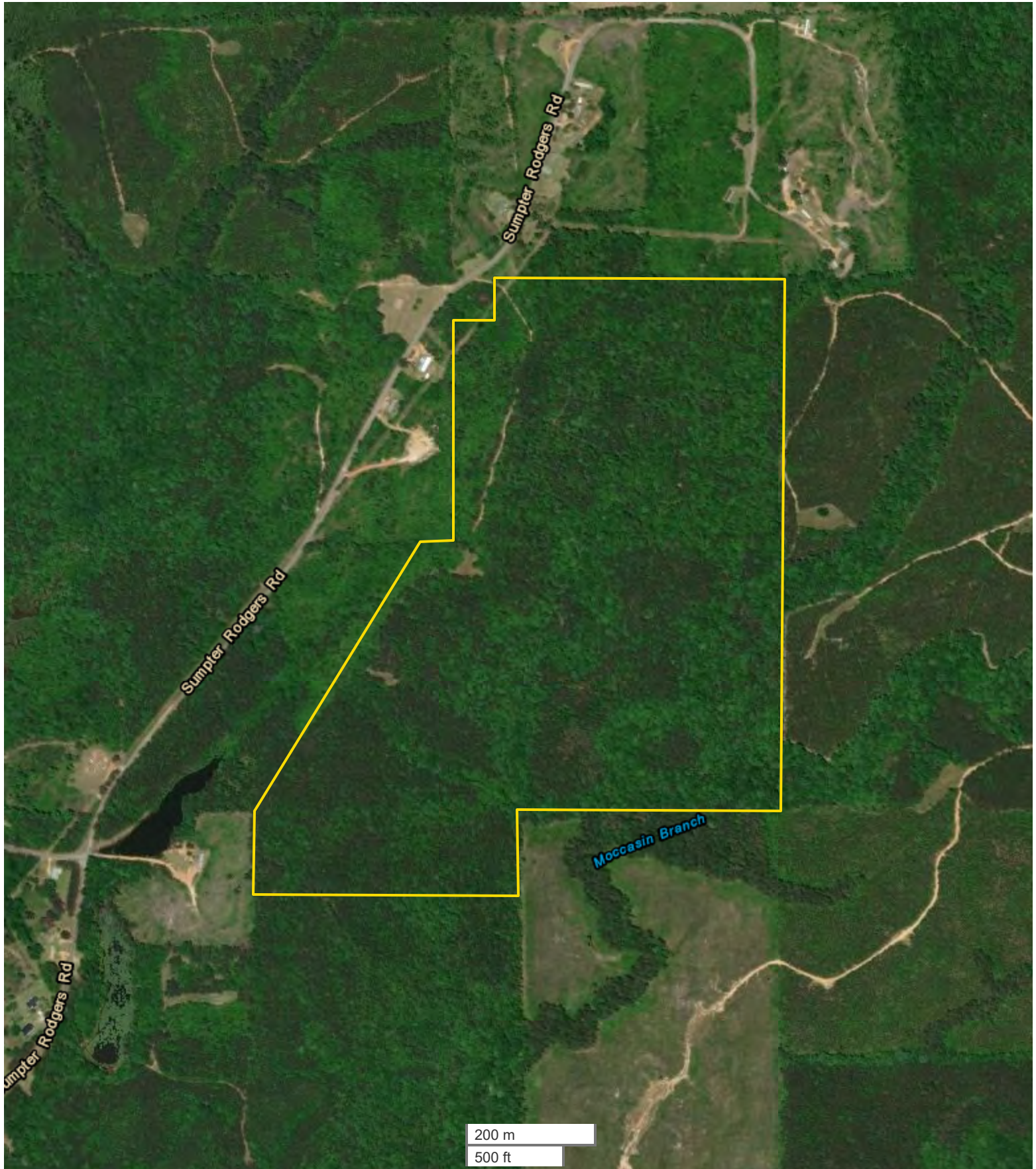
LOCATION:

Contact us for property location details.

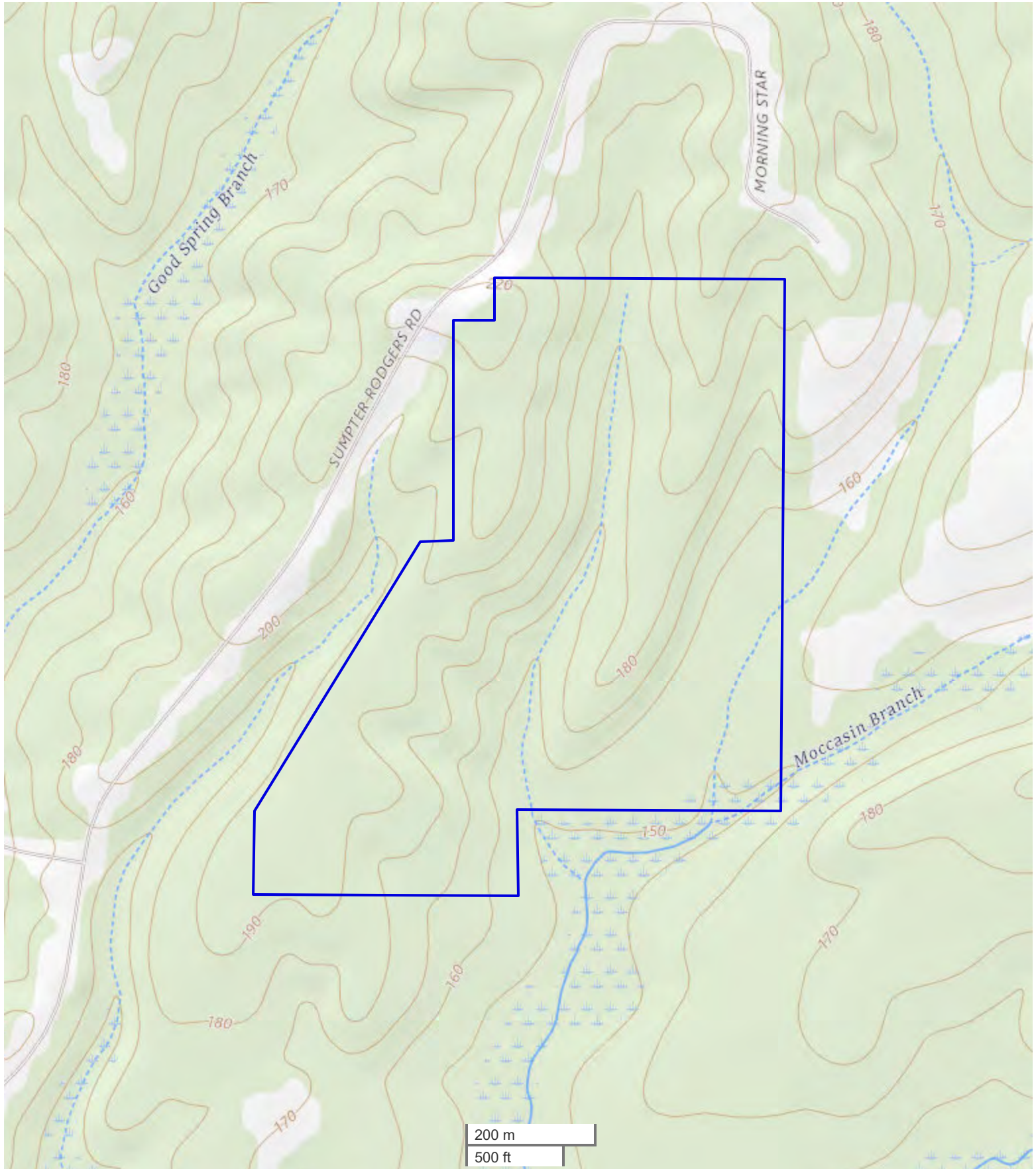
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1429250





All boundary lines noted in pictures, aeriels 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.**