

**YELLOW PINE FARM  
TIMBER AND HUNTING  
RETREAT**

**148 +/- Acres**

**Washington County, AL**

**\$296,000**

**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.  
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### OVERVIEW:

This scenic cattle farm, timber, and hunting retreat near the quiet community of Yellow Pine offers a unique chance to purchase a diverse property in an area where land is rarely available at all. Enjoy paved road frontage, access to utilities, fenced and cross fenced pasture, two ponds, large potential fishing lake sites, merchantable pine and hardwood timber, large established food plots for pursuing the area's abundant deer, turkey, and other wild game, and a creek bottom with seasonal duck pond, all just a short drive from Highway 45, Fruitdale, AL, State Line, MS, and Highway 57/63. Don't miss your chance to see this one. It won't last long! Contact Clint Flowers, ALC at 855.NLR.LAND for more information.

**PARCEL #/ID:** 65-20-04-18-0-000-001.000-00

**TAXES:** \$650/year (2019)

### ADDRESS:

0 Yellow Pine Road  
Fruitdale, AL 36539

### LOCATION:

Contact us for property location details.



## PROPERTY HIGHLIGHTS:

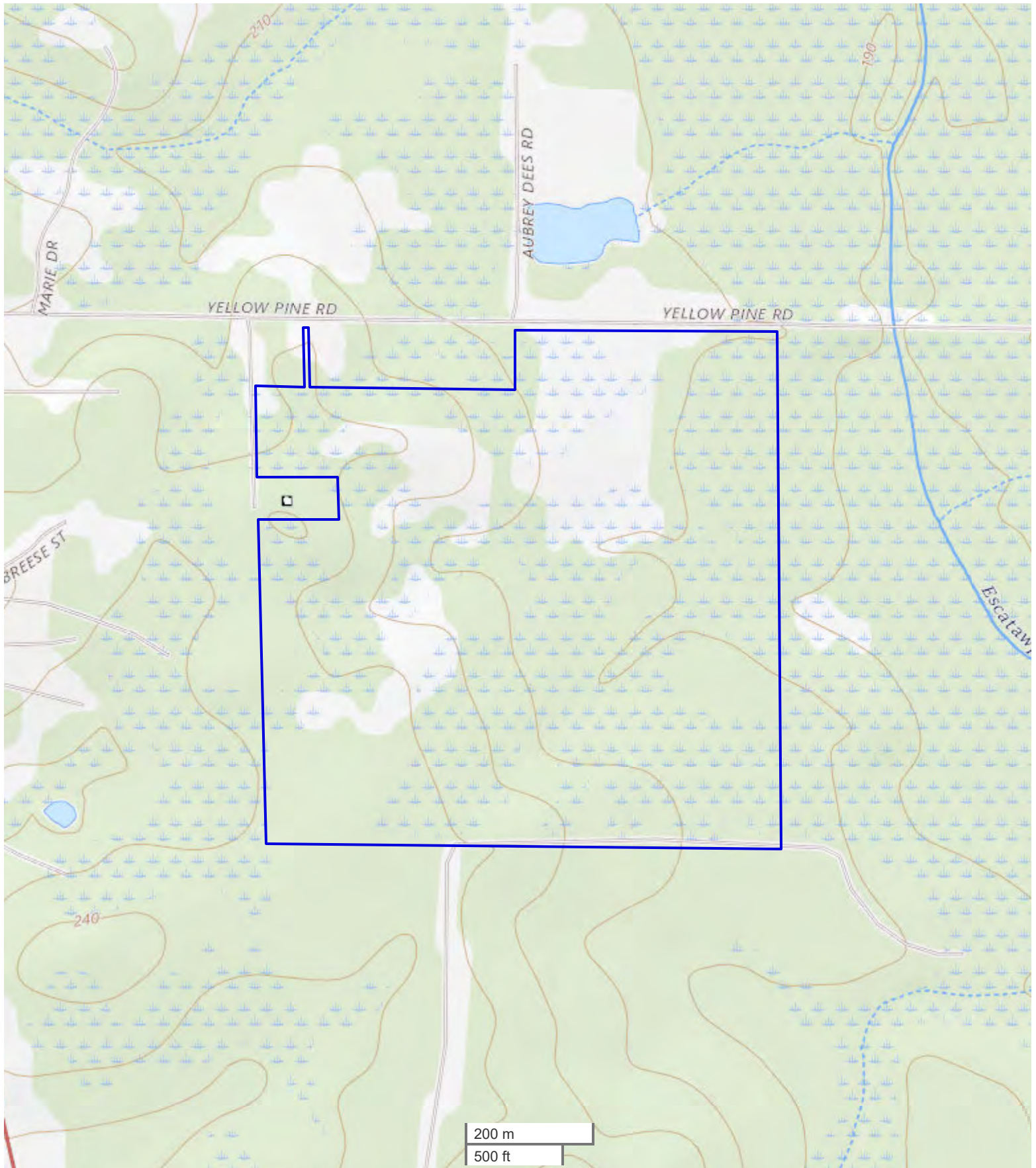
- Cattle Farm
- Timber
- Hunting Retreat
- Diverse Property
- Paved Road Frontage
- Access To Utilities
- Fenced And Cross Fenced Pasture
- Two Ponds
- Large Potential Fishing Lake Sites
- Merchantable Pine
- Hardwood Timber
- Large Established Food Plots
- Abundant Deer, Turkey, And Other Wild Game
- Seasonal Duck Pond

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=1945861](http://www.nationalland.com/viewlisting.php?listingid=1945861)







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.**