

**DUNCANVILLE
HARDWOOD &
HUNTING TRACT**
40 +/- Acres
Tuscaloosa County, AL
\$79,000

**NATIONAL
LAND
REALTY®**



**NATIONAL
LAND
REALTY®**

National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
www.NationalLand.com



Adam Aderholt
Office: 205.343.2110
Cell: 205.410.2699
Fax: 205.343.2144
Aderholt@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:

40 +/- acres less than 15 minutes from Tuscaloosa off of South Sandy Road in Duncanville, Alabama. The property is rolling terrain and has a very nice stand of hardwood timber. An all weather road bisects the property. There are two powerlines and one gas line that traverses through the property. Great timber investment and hunting tract close to town. Shown by appointment only. Access is on a private drive.

PARCEL #/ID: 4206230000001000

TAXES: (Call Agent for Details)

ADDRESS:

0 Brooke Lane
Duncanville, AL 35456

LOCATION:

From Skyland Blvd/McFarland Blvd intersection in Tuscaloosa: Take HWY 82 East for 9 miles. Turn Right onto South Sandy Road. Drive 1.1 miles and Brooke Lane will be on left. This is a private Drive - Do not enter unless accompanied by Agent

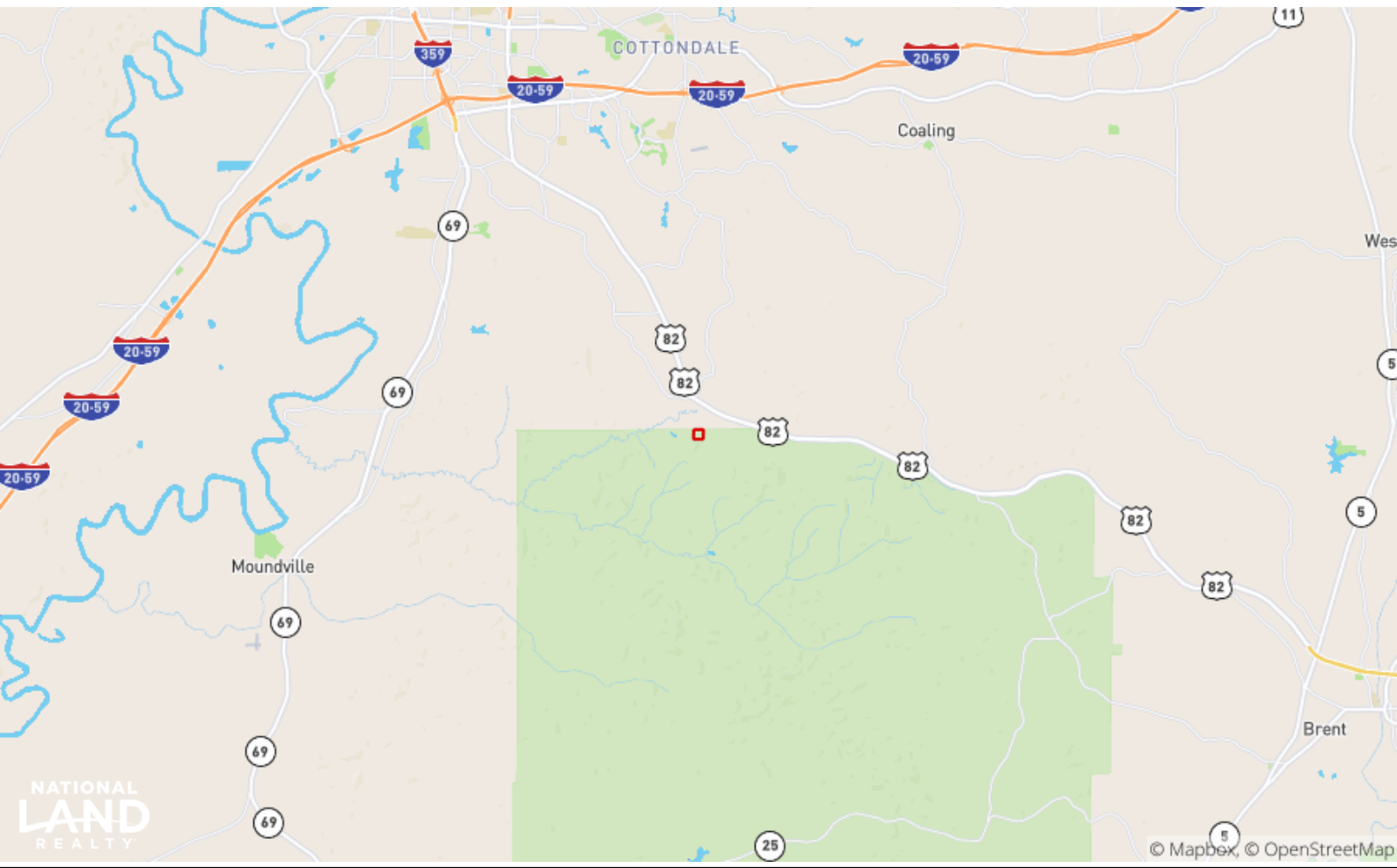


PROPERTY HIGHLIGHTS:

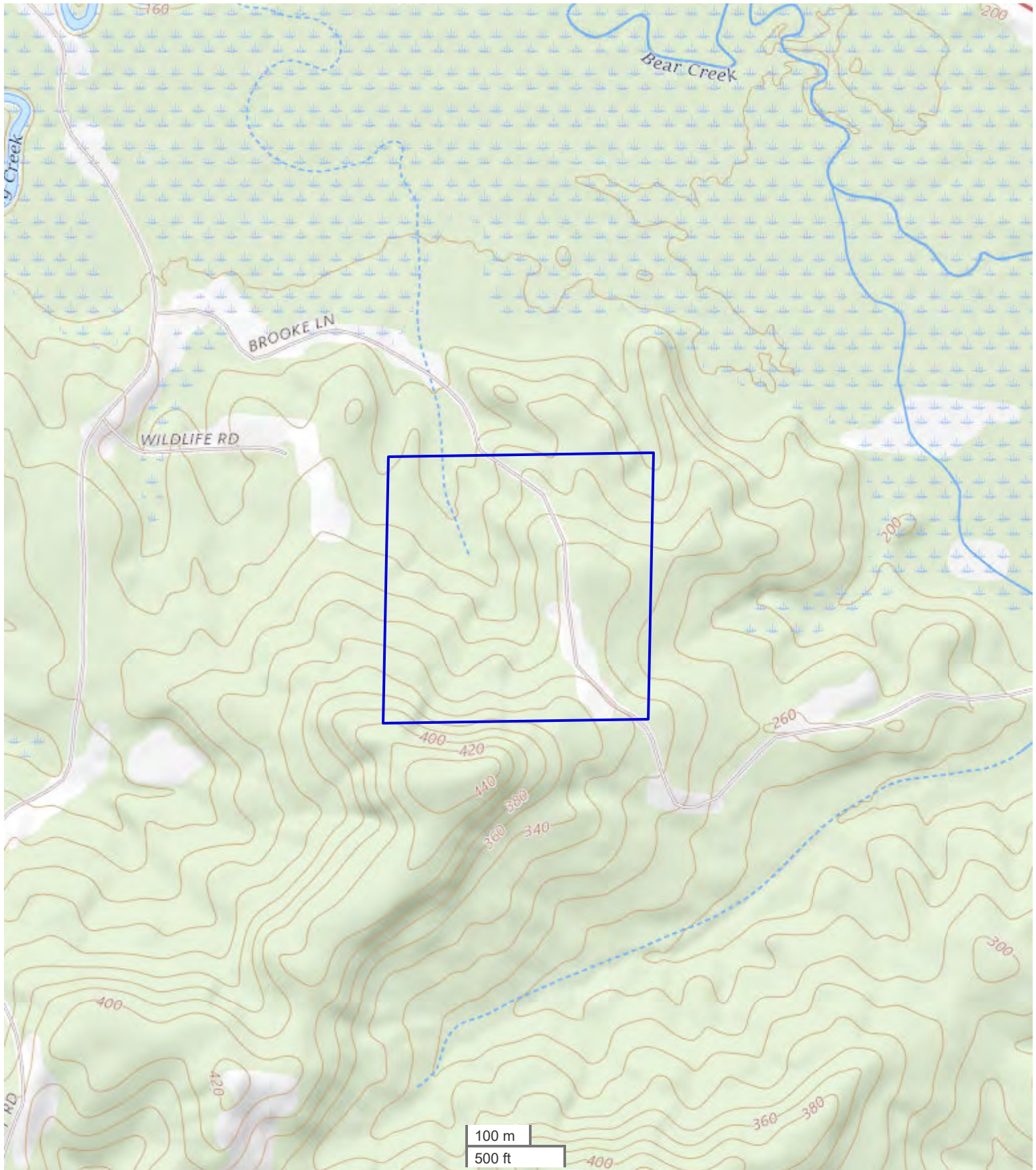
- 15 Minutes From Tuscaloosa
- Hardwood Timber
- Rolling Terrain
- Power Line and Gas Line Easements
- Not Potential Homestead Use

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1946397







All boundary lines noted in pictures, aeriels or maps should be considered estimates and not relied on as legal documents or descriptions.





National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
www.NationalLand.com



Adam Aderholt
Office: 205.343.2110
Cell: 205.410.2699
Fax: 205.343.2144
Aaderholt@NationalLand.com

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.**