

**BEAUTIFUL CABIN
WITH MATURE
HARDWOODS**

**60 +/- Acres
Dallas County, AL
\$495,000**



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



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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:

The most beautiful year round retreat tract I have ever been on. Amazing cabin with 3 bedrooms/2 bathrooms. When you walk in the smell of cedar is amazing with cedar walls and cedar trees for the stair case. Nothing was spared building the cabin. Outside you have a fire pit where hunting stories and lies have been told for years with an outdoor cooking shed. There is also an outhouse with shower and 2 other storage sheds. The timber is gorgeous with mature timber all over, food plots, and a pole barn with living quarters. It's a must see. Shown by appointment only. Contact Will Hairston at 334-349-2001.

PARCEL #/ID: 0309320000009000

TAXES: \$1,172/year (2020)

ADDRESS:

14572 Co RD 37
Selma, AL 36701

LOCATION:

70 miles from Birmingham 60 miles from Montgomery 65 miles from Tuscaloosa 180 miles from Mobile



PROPERTY HIGHLIGHTS:

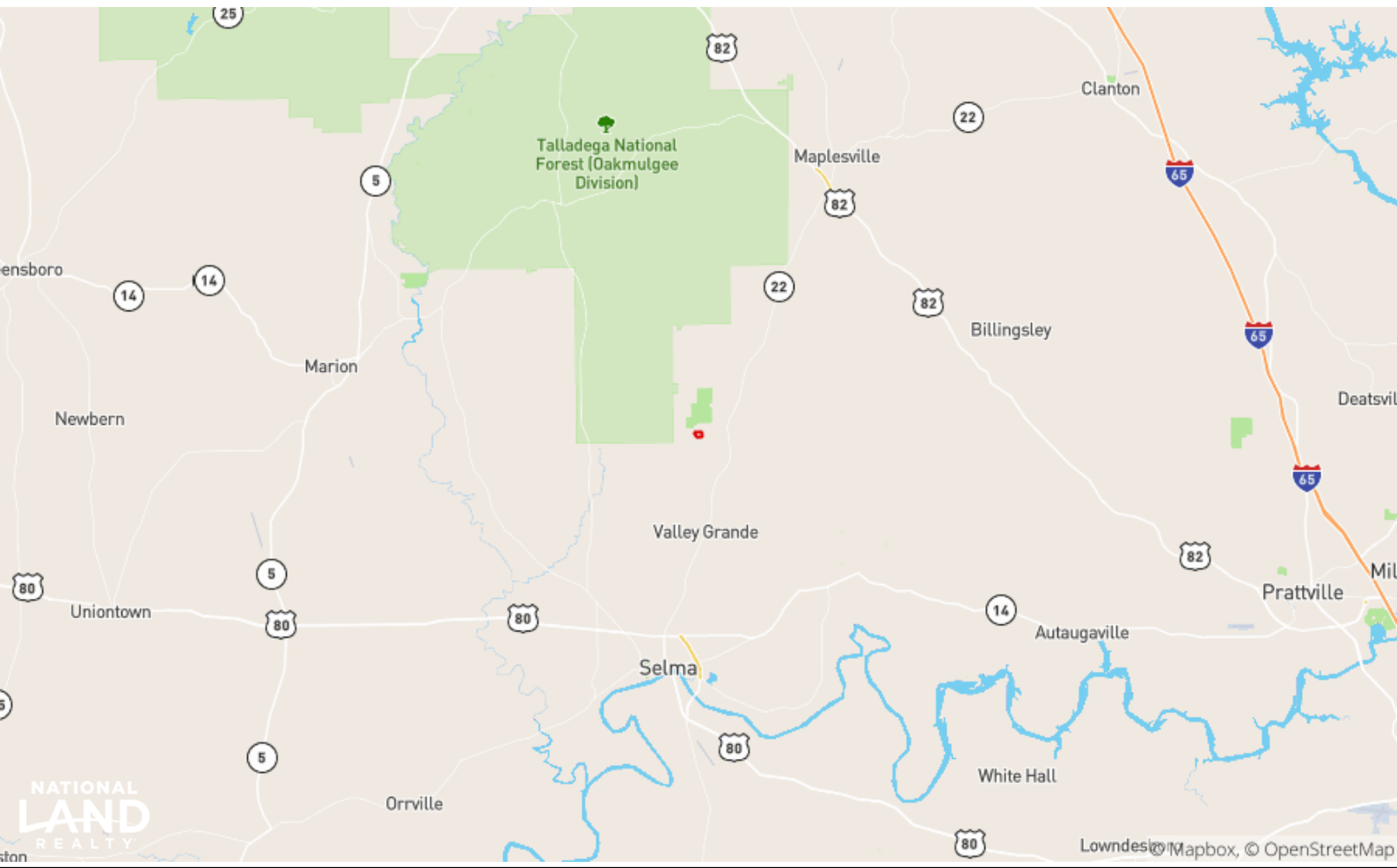
- Beautiful Cabin
- Mature Timber
- Pole Barn
- Excellent deer and turkey hunting with established food plots and shooting houses
- Outhouse with outdoor shower, fire pit, and cooking shed

LEGAL DESCRIPTION:

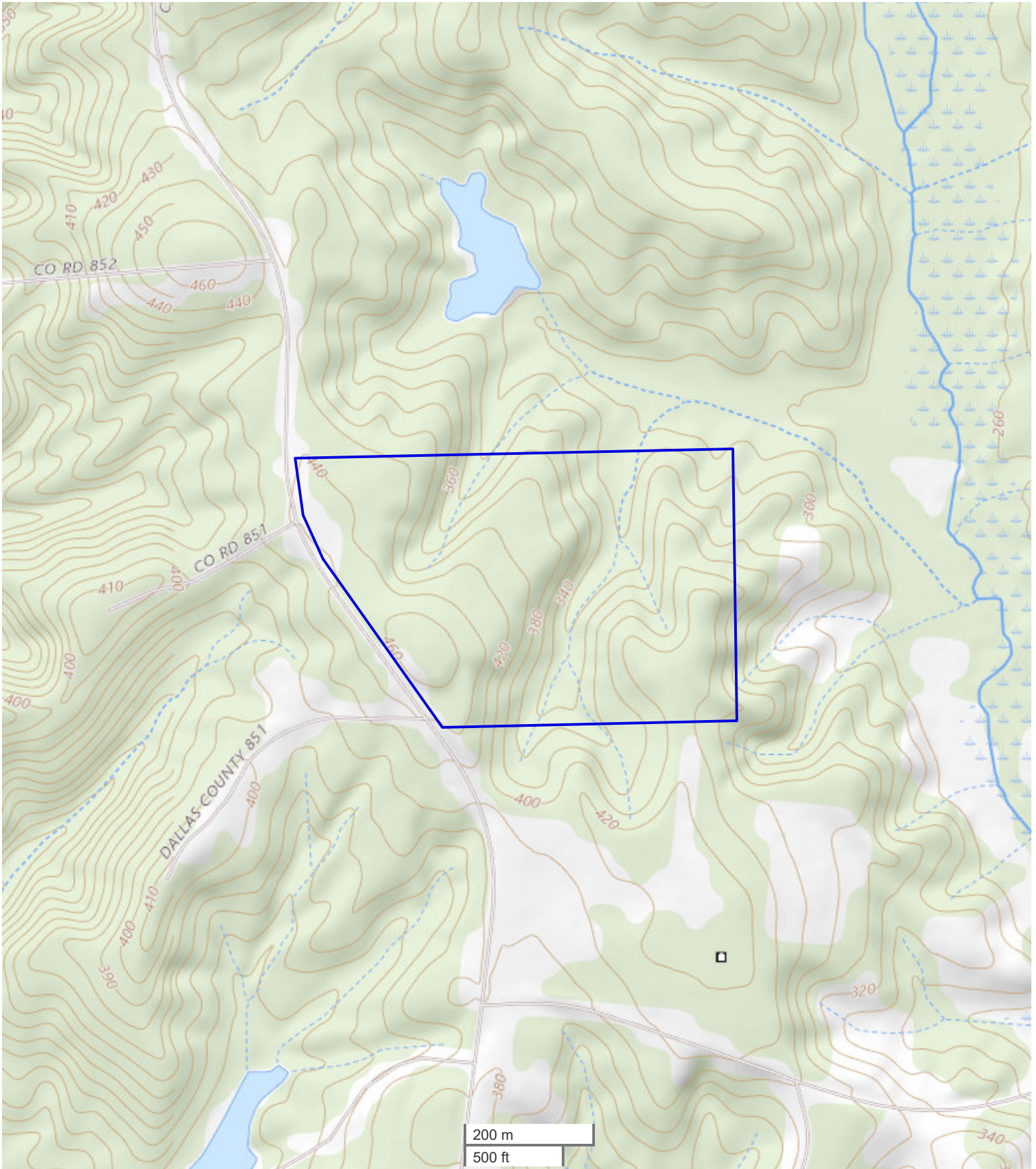
60.35 ACRES IN SEC-32 T-19 R-11DB-1288 PG-139

VIEW FULL LISTING:

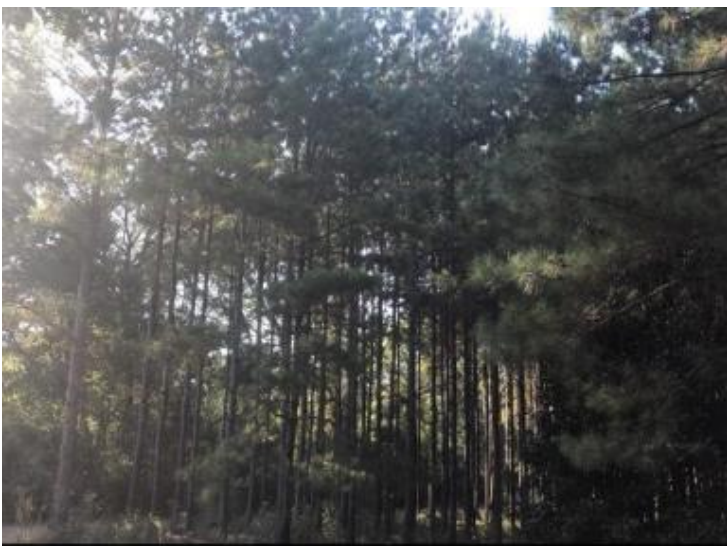
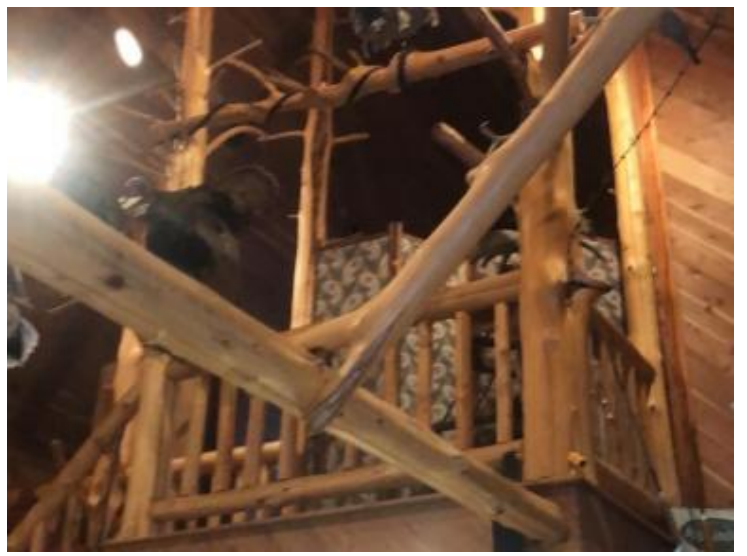
www.nationalland.com/viewlisting.php?listingid=1429777







All boundary lines noted in pictures, aerials 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.**