

**COAL FIRE CREEK
FAMILY HUNTING
RETREAT**

**160 +/- Acres
Fayette County, AL**

\$425,000



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OVERVIEW:

LAND -This gated 160 acre tract offers abundant deer, turkey, dove, and small game hunting. There are 5 established green fields, 5 shooting houses, and 4 ladder stands set up in great locations with plenty of additional stand locations ready for you. A gasline runs the length of the property while a small creek runs the width, both adding diversity to this wildlife haven. The mix of pine and hardwood timber has a good road/trail system that provides easy access to all portions of the property. Feeders are spread throughout the property and have been utilized to advance a quality deer and turkey management program.

CABIN - The 3 bedroom, 1 bathroom cabin is approximately 1,500 square feet and comes FULLY FURNISHED. Two of the bedrooms are equipped with king beds while the third bedroom has a full size bunk bed. Two walk-in closets provide plenty of storage. WiFi internet and satellite TV makes this getaway feel like home. The new driveway and parking pad provides easy access from Wesley Chapel Road. New appliances include a stove, hot water heater, and propane wall heaters. New flooring was recently added to the kitchen and bathroom, while the rest of the cabin consists of beautiful pine slats.

EQUIPMENT - A large shipping container provides plenty of room to keep your tools, tractor, and ATV locked up and out of the weather. A separate skinning shed provides extra storage. The following equipment is also included in the sale: 2018 Kubota L3901 Tractor with front end loader (bought new; approximately 190 hours) LandPride rotary cutter (bought new with tractor) LandPride disc harrow (bought new with tractor) BushHog 5 foot rotary tiller (bought new 2020) AgSupply 55 gallon boomless sprayer PTO driven broadcaster Kubota



bucket for front end loader Pallet forks for front end loader This turn-key hunting tract is ready for someone to move in and immediately enjoy. Conveniently located 96 minutes from Birmingham, 47 minutes from Tuscaloosa, and 15 minutes from Fayette. For more information or to set up a showing, call Allan Hixon at 205-799-1422.

PARCEL #/ID: 19041900000005000, 19042000000006000, 19042000000007000

TAXES: (Call Agent for Details)

ADDRESS:
0 Wesley Chapel Road
Kennedy, AL 35574

LOCATION:
Contact us for property location details.

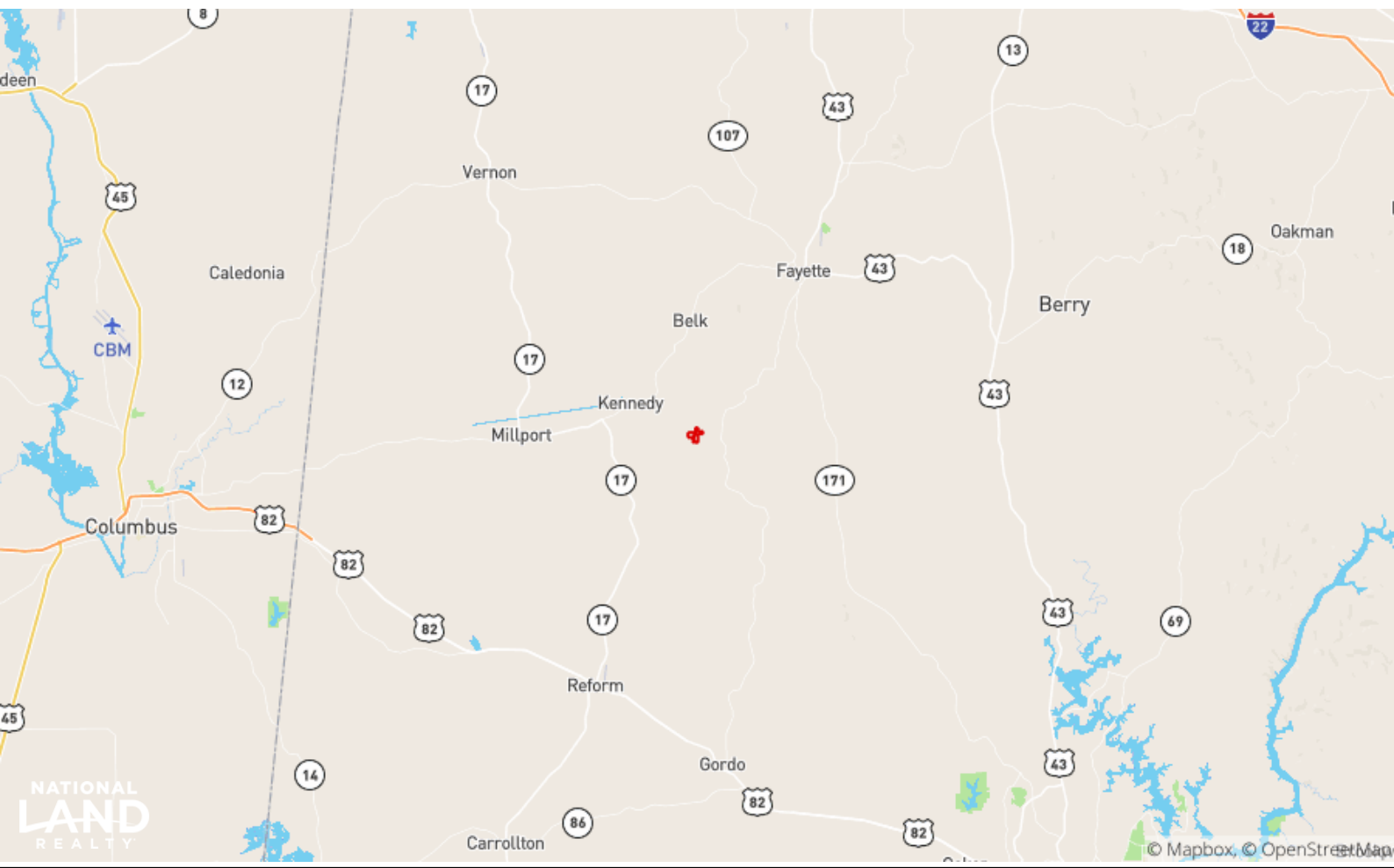
ACREAGE BREAKDOWN:
160+/- acres

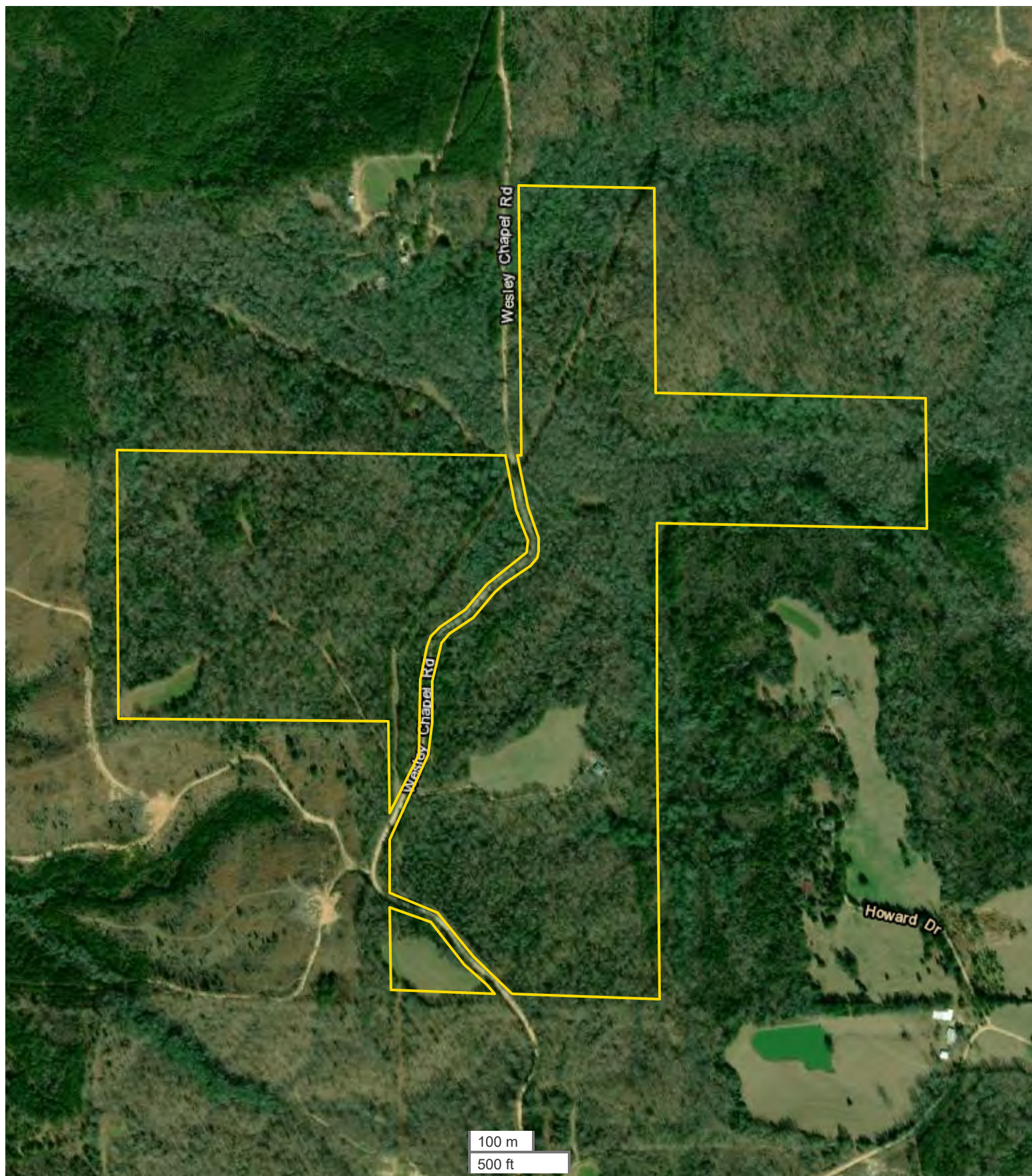
PROPERTY HIGHLIGHTS:

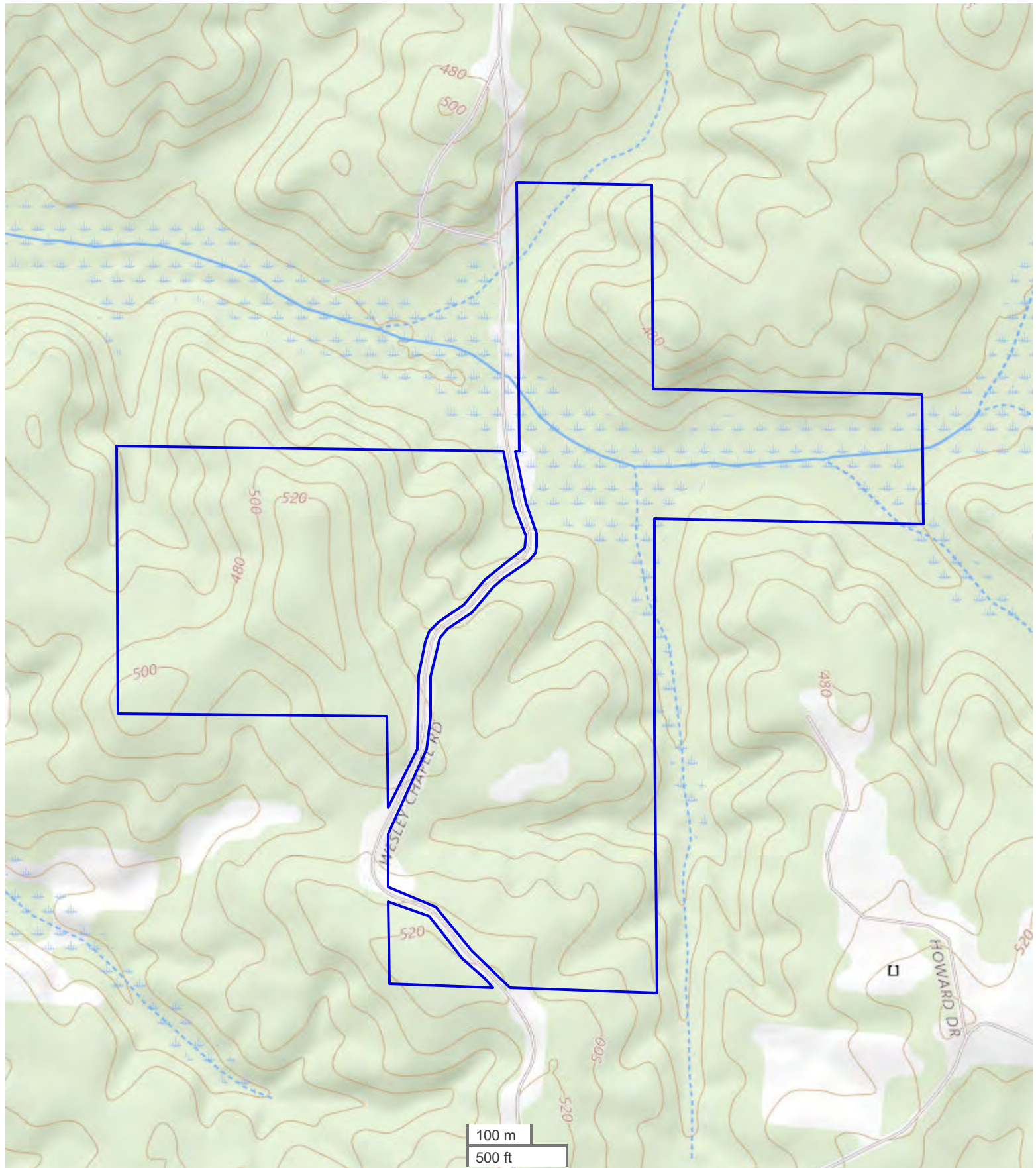
- Ideal family hunting tract
- Easy access off Wesley Chapel Road
- Deer, turkey and small game hunting
- Nice mix of pine and hardwood timber
- Rolling terrain
- Wildlife food plots
- Shooting houses and ladder stands
- Good internal road system
- Furnished camphouse
- Skinning shed
- Storage Container
- Tractor and implements

VIEW FULL LISTING:

www.nationaland.com/viewlisting.php?listingid=1947289













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.**