

**GREENVILLE FOURMILE  
MILL BRANCH TIMBER &  
HUNTING INVESTMENT**

**85.16 +/- Acres**

**Butler County, AL**

**\$169,894**

**NATIONAL  
LAND  
REALTY®**



**NATIONAL  
LAND  
REALTY®**

**National Land Realty**  
9 N. Conception St.  
Mobile, AL 36602  
[www.NationalLand.com](http://www.NationalLand.com)



**Clint Flowers, ALC**  
Office: 855.657.5263  
Cell: 251.387.0787  
Fax: 888.672.1810  
[cflowers@nationalland.com](mailto:cflowers@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:

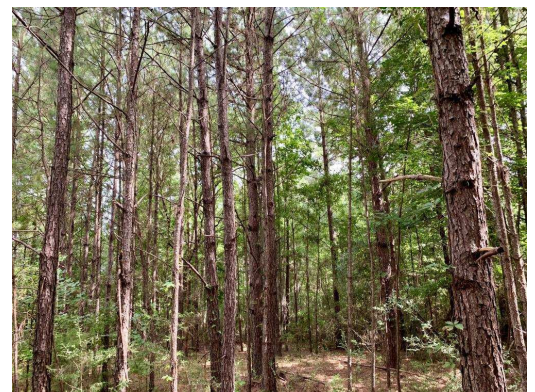
Tracts of this size with this quality timber are rarely available. Located only 6 miles from Greenville and 8.5 miles from the I-65 exit onto Highway 10, this property has some of the best timber you'll find in this market, consisting of 52+/- acres of 40 year old pine and 33+/- acres of old growth hardwood. There is a nice creek running along the west boundary of the tract tying into Fourmile Mill Branch on the south line, providing several scenic fishing lake sites, and there are multiple nice hilltop camp sites that could overlook the lakes or the native hardwood bottoms. Neighboring tracts consist of farms and timberland, utilities are available nearby, and this area is known for excellent deer, turkey, dove, and small game hunting. Call Clint Flowers, ALC at 855.NLR.LAND for more information.

**PARCEL #/ID:** 10 09 06 23 0 000 016 000

**TAXES:** (Call Agent for Details)

### ADDRESS:

0 Honoraville Road  
Greenville, AL 36037



## PROPERTY HIGHLIGHTS:

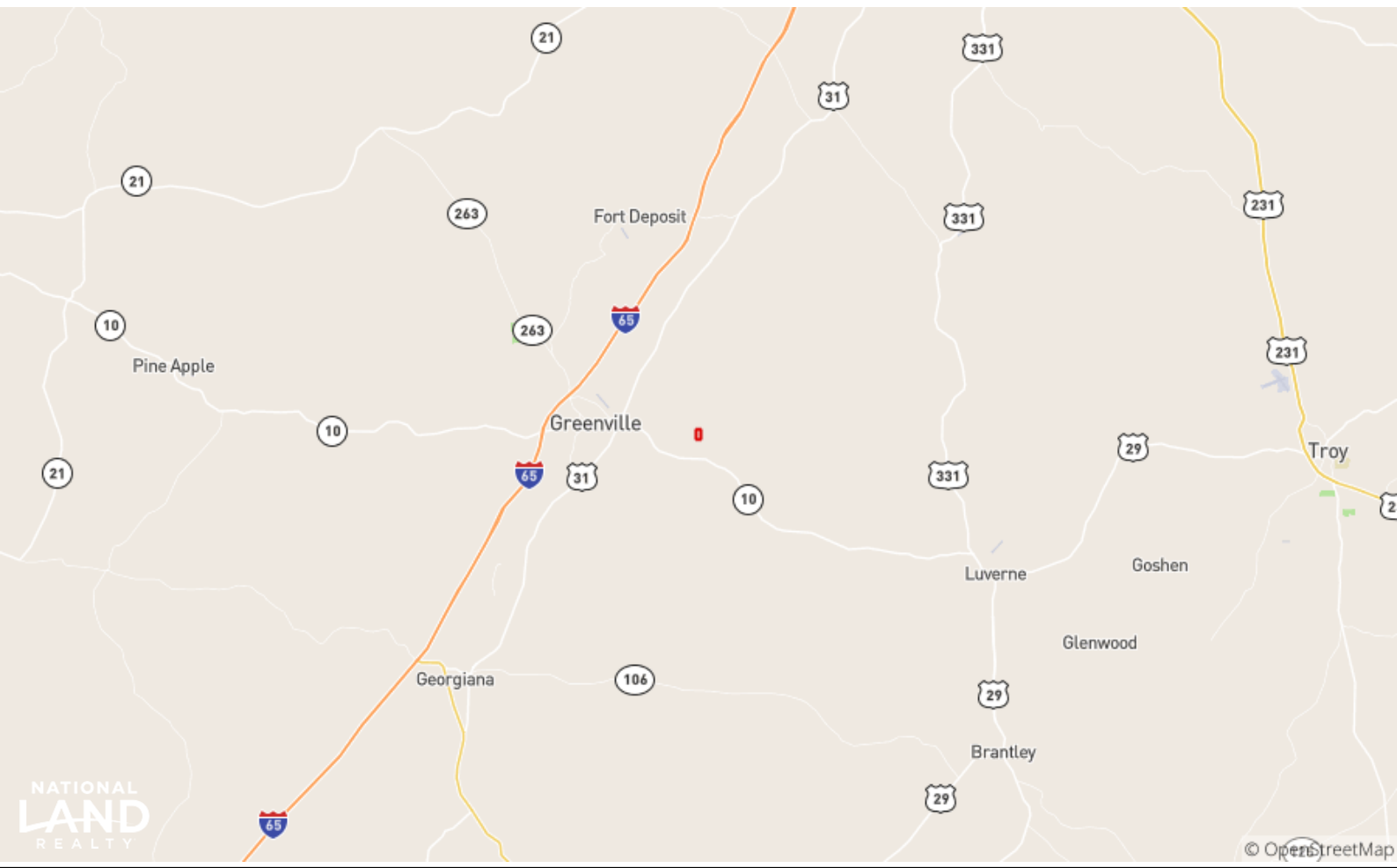
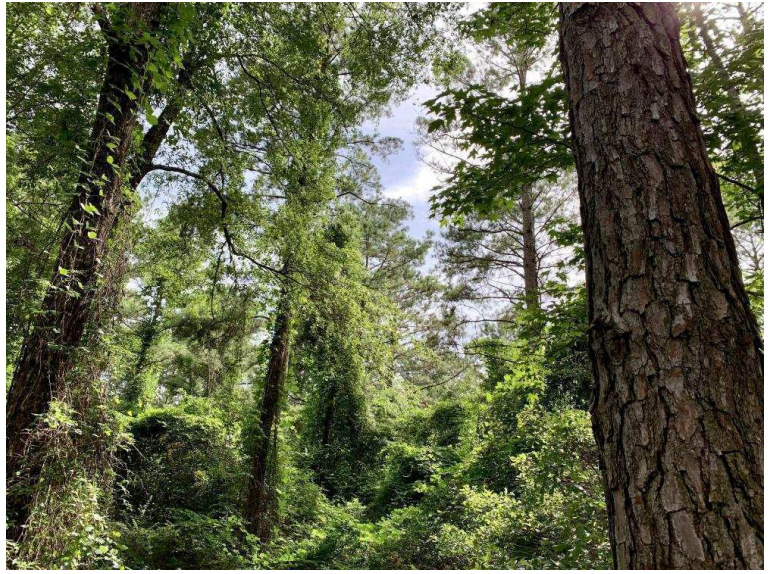
- Only 6 miles from Greenville and 8.5 miles from the I-65 exit onto Hwy 10
- Some of the best timber in the market!
- 52+/- acres of 40 yr old pine and 33+/- acres of old growth hardwood
- Nice creek runs along the west boundary tying into Fourmile Mill Branch providing several scenic fishing lake sites
- Multiple hilltop camp sites
- Neighboring tracts are farms and timberland
- Utilities are available nearby
- This area is known for excellent deer, turkey, dove, and small game hunting!

## LOCATION:

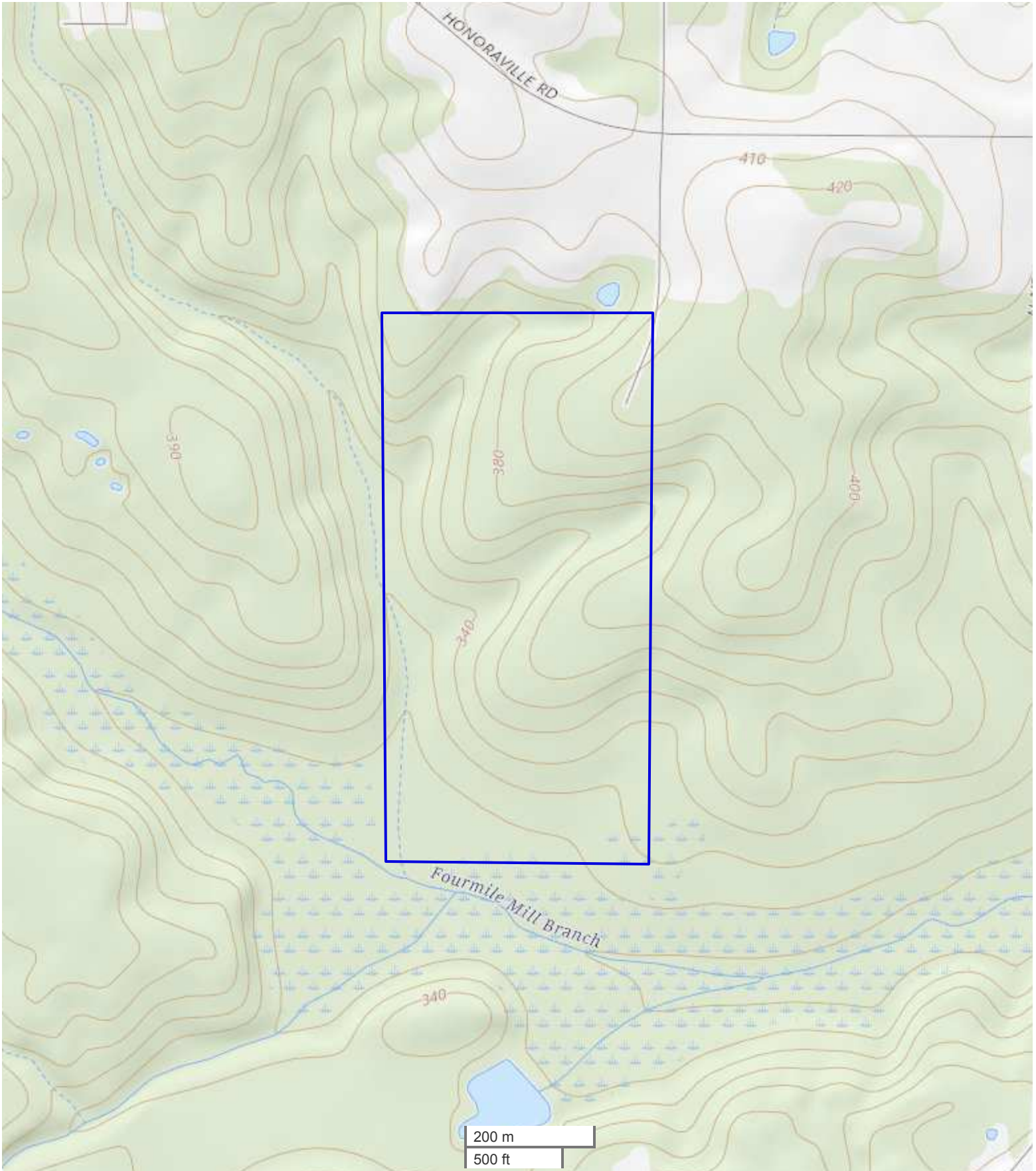
Contact us for property location details.

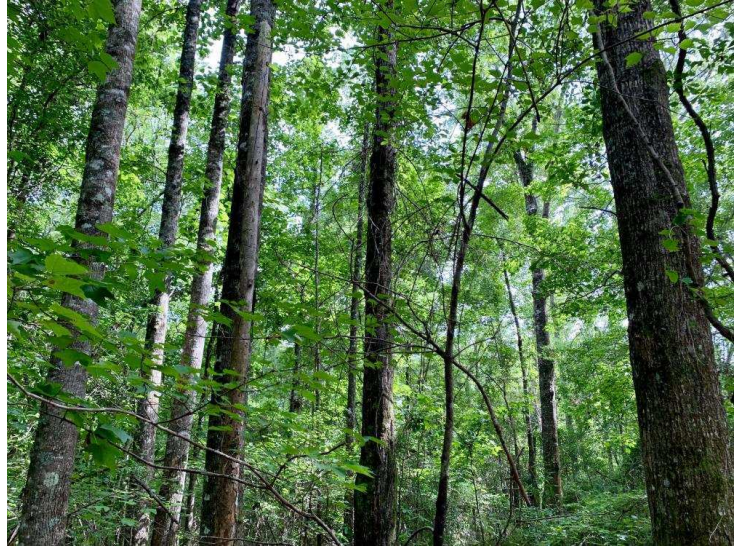
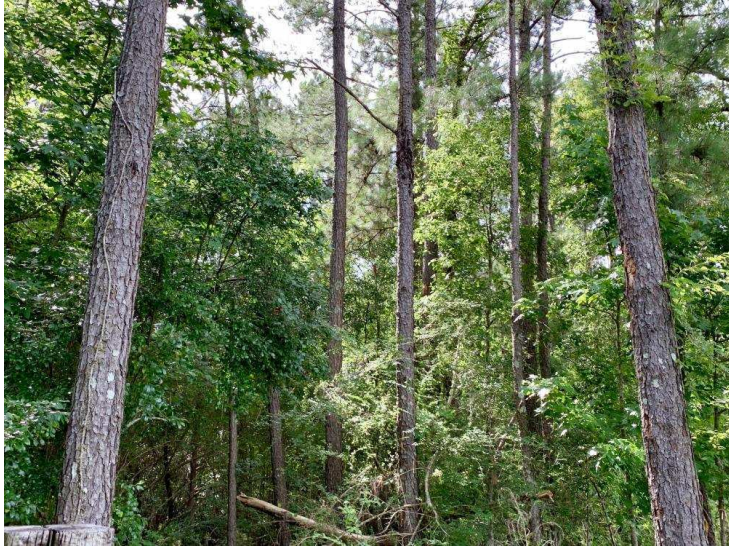
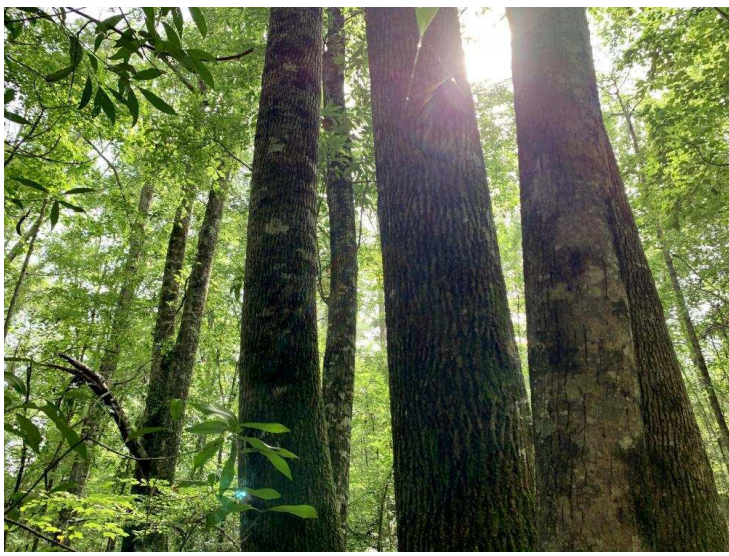
## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=1352198](http://www.nationalland.com/viewlisting.php?listingid=1352198)









National Land Realty  
9 N. Conception St.  
Mobile, AL 36602  
[www.NationalLand.com](http://www.NationalLand.com)



**Clint Flowers, ALC**  
Office: 855.657.5263  
Cell: 251.387.0787  
Fax: 888.672.1810  
[cflowers@nationalland.com](mailto:cflowers@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.**