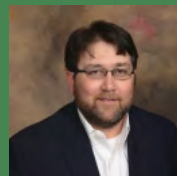


**WESTOVER TIMBER,  
HUNTING & HOMESITES**  
111.2 +/- Acres  
Shelby County, AL  
**\$499,000**



**National Land Realty**  
308 Montgomery Highway  
Suite A  
Vestavia Hills, AL 35216  
[www.NationalLand.com](http://www.NationalLand.com)



**Brett Harden**  
Office: 205.438.6733  
Cell: 205.835.9922  
Fax: 864.331.1610  
[Bharden@nationalland.com](mailto:Bharden@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:

Located between Westover and Harpersville just south of Hwy 280, this tract has everything you would want and it's only 45 minutes from downtown Birmingham. Clear Prong Creek runs through the entire property from north to south and an approximately 1 acre pond for fishing makes this great for year around enjoyment. The tract is also loaded with big timber and has a powerline running through it which makes great areas for wildlife food plots. The property also has some beautiful views which would make spectacular home sites. When viewing the property, we saw many deer and lots of deer signs. Tracts with all this and being so close to town are hard to come by.

**PARCEL #/ID:** 08 7 35 0 000 003.000

**TAXES:** \$242/year (2020)

### ADDRESS:

0 Rock School Road  
Harpersville, AL 35078

### LOCATION:

Take 280 east through Chelsea. Turn right on Co. Rd. 51., Turn left on Rock School Rd., Stay on Rock School Rd for approx. 3.25 miles. Property on right.





## PROPERTY HIGHLIGHTS:

- Large Creek Running Through Property
- Mature Timber
- Approx. 1 Acre Pond
- Beautiful Home Sites
- Deer and Turkeys
- Approx. 45 Minutes From Downtown Birmingham
- County Road Frontage

## LEGAL DESCRIPTION:

BEG NE COR SW1/4 NE1/4; S3900(S) W40(S)  
NWLY ALG N ROW RR 216.62 SE OF E LN W1/2  
NE1/4 SW1/4 N1383.18 W218.99 N1000(S)  
E1990(S) TO POB. LESS: THAT PART N and W OF  
CO RD 450

## VIEW FULL LISTING:

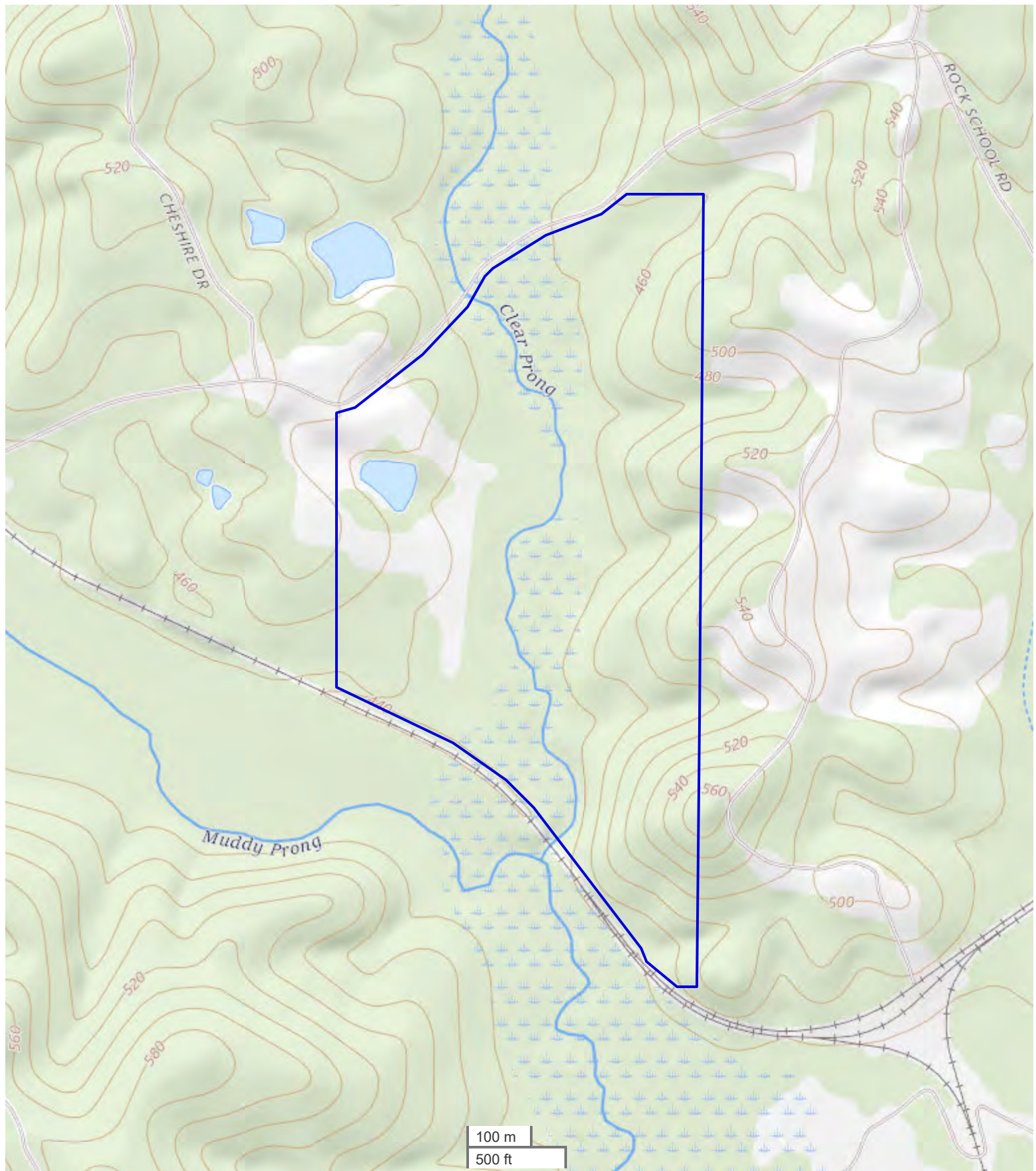
[www.nationalland.com/viewlisting.php?listingid=1973663](http://www.nationalland.com/viewlisting.php?listingid=1973663)



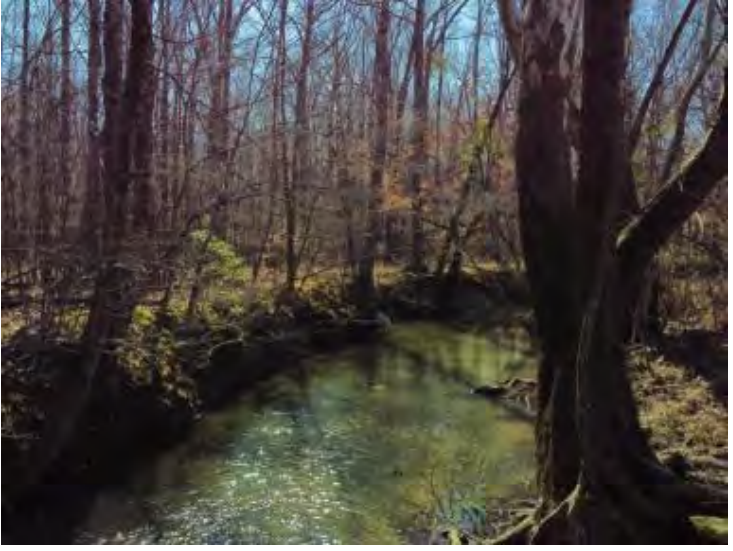






















**REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)**

**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.**