

**MINTER ALABAMA RIVER  
BLACK BELT HUNTING &  
TIMBER TRACT  
1,204.51 +/- Acres  
Dallas County, AL  
\$4,245,898**

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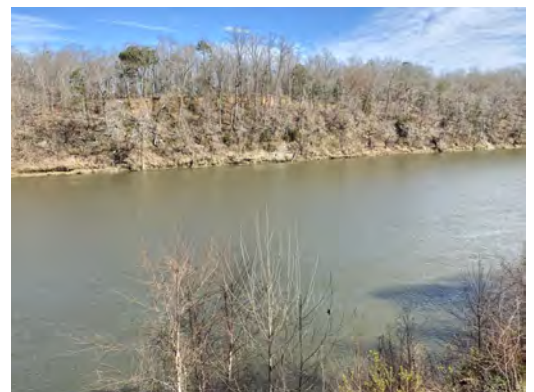


**OVERVIEW:**

This diverse waterfront, trophy hunting, timber, and recreational property in Alabama's renowned Black Belt is a rare find. Enjoy 1.2 miles of Alabama River frontage, 3.3 miles of Camp Creek frontage, and 0.4 miles of road frontage on CR 462. The hunting in this area is outstanding and includes some of the largest whitetail deer found in Alabama, abundant turkey, multiple species of ducks, dove, quail, wild hogs, rabbit, and squirrel. There are numerous food plots strategically placed around the property, a natural duck pond, and an excellent road/trail system throughout. The quality soils are versatile and are currently stocked in various ages of professionally managed pre-merchantable and merchantable pine plantations and 400+/- acres of mature hardwood. Much of the surrounding land is in tillable farmland, and the topography of this tract is primarily flat to gently rolling, perfect for conversion to farming or agricultural use if desired. There are several large possible fishing lake sites and multiple beautiful home or cabin sites. This area has also produced tremendous Conservation Easement value for those that can utilize significant tax shelter. Conveniently located a short distance from Highway 80 in the Tyler community, a short drive from Selma, Montgomery, and I-65 at Greenville. Don't miss this one... it won't be easily replaced. Contact Clint Flowers, ALC at 855.NLR.LAND for more information.

**PARCEL #/ID:** Multiple

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



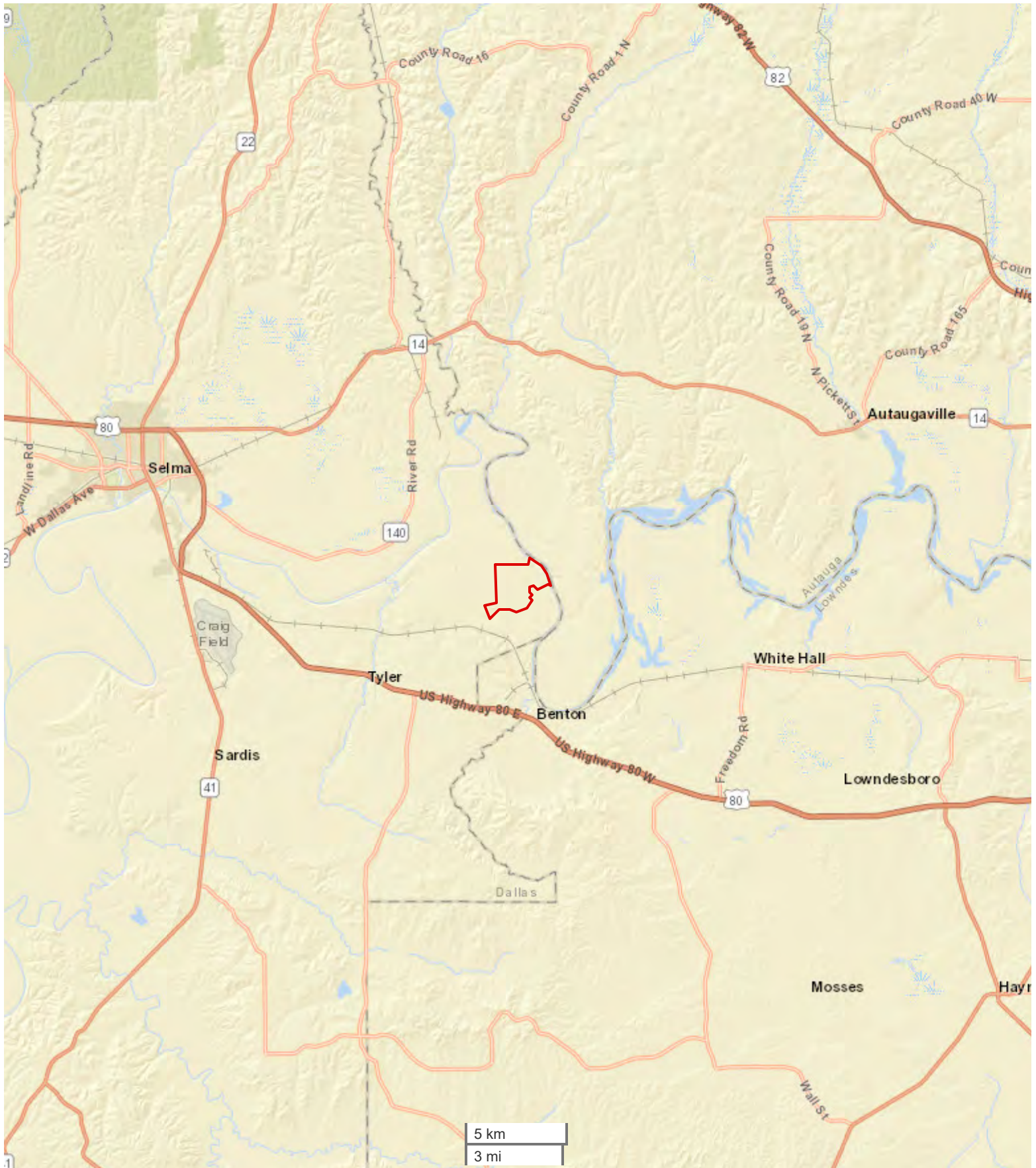
## PROPERTY HIGHLIGHTS:

- 1.2 miles of Alabama River frontage
- 3.3 miles of Camp Creek frontage
- 0.4 miles of County Road 426 frontage
- Outstanding Hunting
- Whitetail deer, turkey, ducks, dove, quail, wild hogs, rabbits, and squirrel
- Numerous food plots
- Natural duck pond
- Excellent road/trail system
- Quality soils
- Currently stocked in various ages of professionally managed pre-merchantable and merchantable pine plantations and 400+/- acres of mature hardwood
- Much of the surrounding land is in tillable farmland
- Topography of this tract is primarily flat to gently rolling, perfect for conversion to farming or agricultural use if desired
- There are several large possible fishing lake sites and multiple beautiful home or cabin sites
- This area has also produced tremendous Conservation Easement value for those that can utilize significant tax shelter

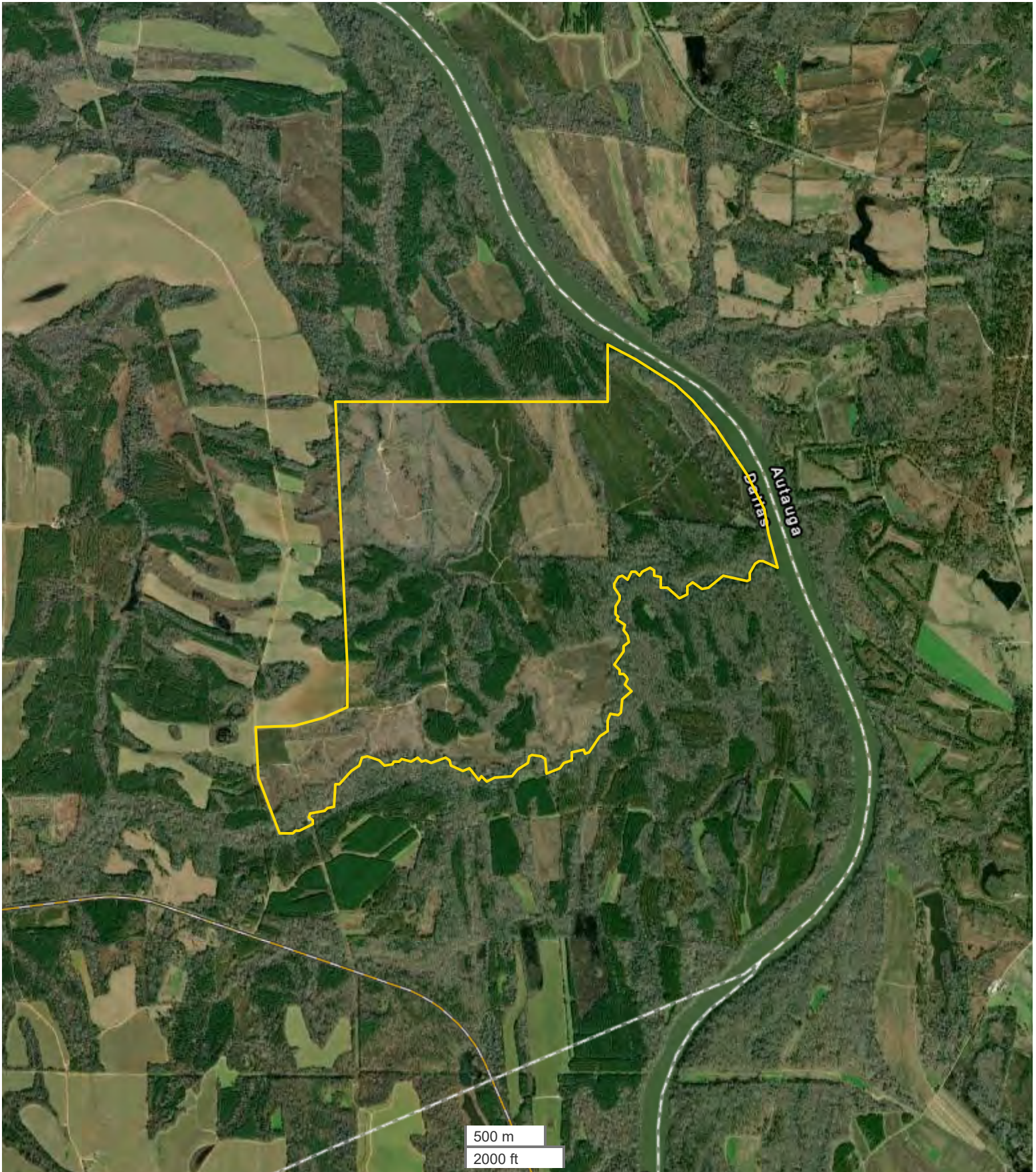
## VIEW FULL LISTING:

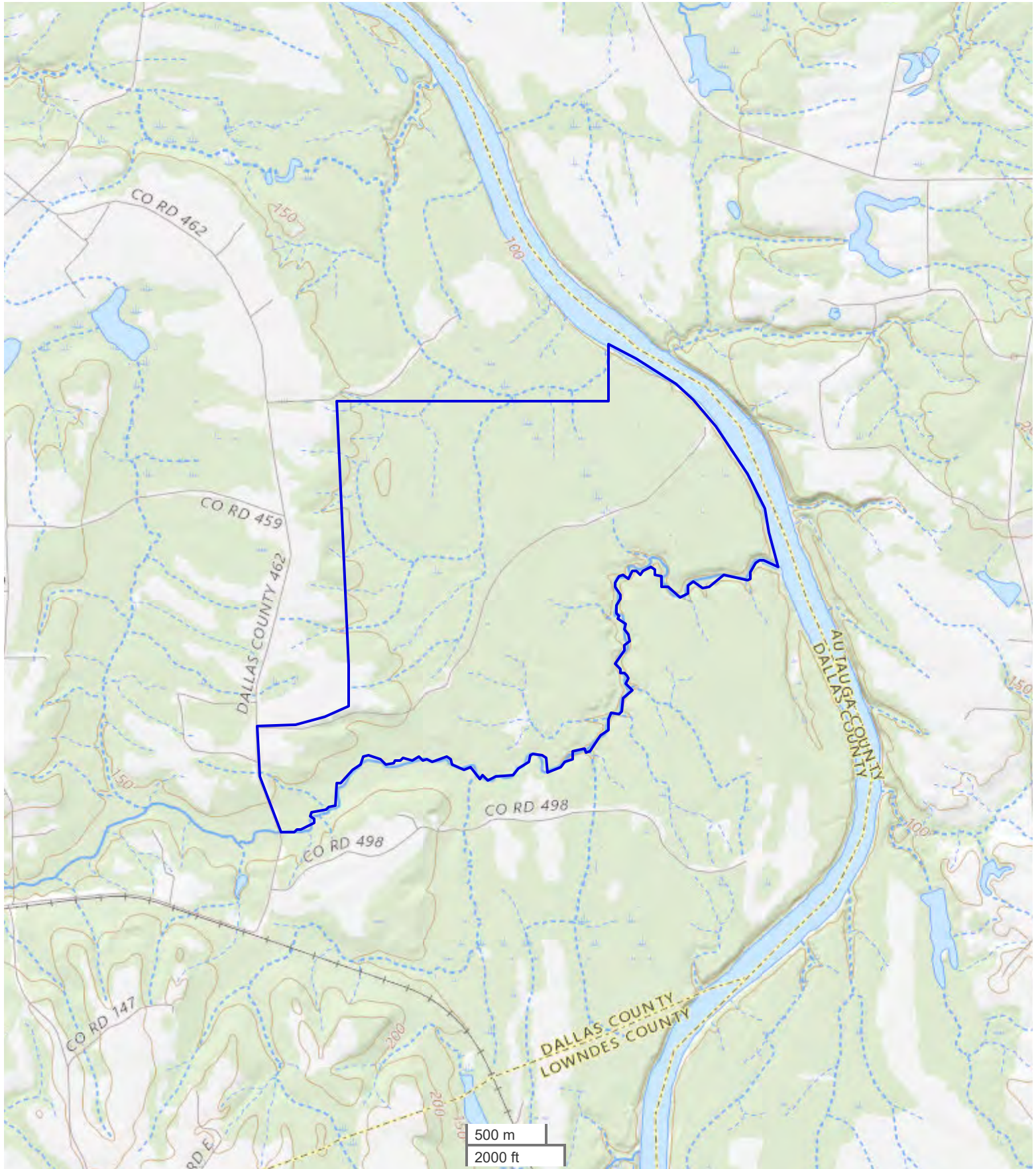
[www.nationalland.com/viewlisting.php?listingid=1947129](http://www.nationalland.com/viewlisting.php?listingid=1947129)





All boundary lines noted in pictures, aeriels 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.**