

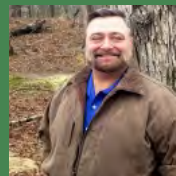
**112 AC TALLADEGA CO  
- BLUE EYE CREEK  
LAKE TRACT  
112 +/- Acres  
Talladega County, AL  
\$395,000**

**NATIONAL  
LAND  
REALTY®**



**NATIONAL  
LAND  
REALTY®**

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



**Heath Fant**  
Office: 205.438.6733  
Cell: 205.240.3982  
Fax: 864.331.1610  
[Hfant@NationalLand.com](mailto:Hfant@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.

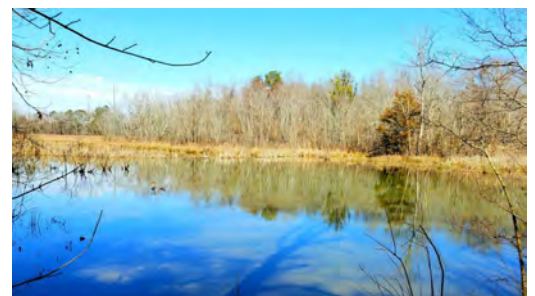


### OVERVIEW:

If you love the outdoors, if you are into waterfowl, deer, and turkey hunting, if you like fishing or you would just like to build your next home under some massive old oaks overlooking a beautiful lake, this 110+ acre property is exactly what the doctor ordered. You can sit on the deck of your cabin watch the sunrise as steam comes up off the lake and a flock of Mallards or Woodies sail into the flooded timber. The hardwood giants on this property drop plenty of acorns to go along with the large food plots providing year-round protein for your wildlife giving them no reason to roam. The 20+/- acre lake and duck impoundment are part of an Alabama Power conservatorship that is surrounded by this tract and Logan Martin Lake gives you exclusive access to some superb waterfowl and fishing and spectacular views from several homesites. Besides the obvious recreational heaven, this property's huge timber offers good potential income from managed harvesting and great tax advantages as a nature conservatorship. This tract is just off I-20 in Lincoln near the CMP range and the Talladega Motor Speedway, about 35 minutes from Birmingham or 1.5 hours from Atlanta. You can get up in the morning call in a few ducks or Old Tom and still make it to work on time. For more information or to schedule a private showing call me at 205-240-3982 or [hfant.nationalland.com](http://hfant.nationalland.com) Listing provided by: ERA King Lincoln AI.

**PARCEL #/ID:** 0309310000042000

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



## PROPERTY HIGHLIGHTS:

- Hunters Paradise
- Minutes to Logan Martin Lake
- Minutes from the Talladega Motor Speedway and the CMP Range.
- Convenient to Birmingham and Atlanta
- Neighboring property will remain undeveloped.

## LEGAL DESCRIPTION:

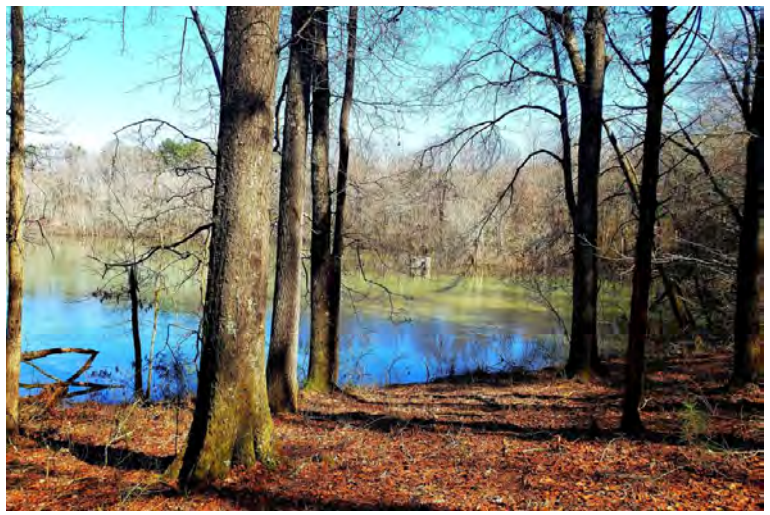
98 AC. (C) SE1/4 LYING N OF I-20 IN SEC. 31 T16 R5 CORPORATION

## LOCATION:

I-20 to Lincoln, AL, to Co Rd 79, to property.

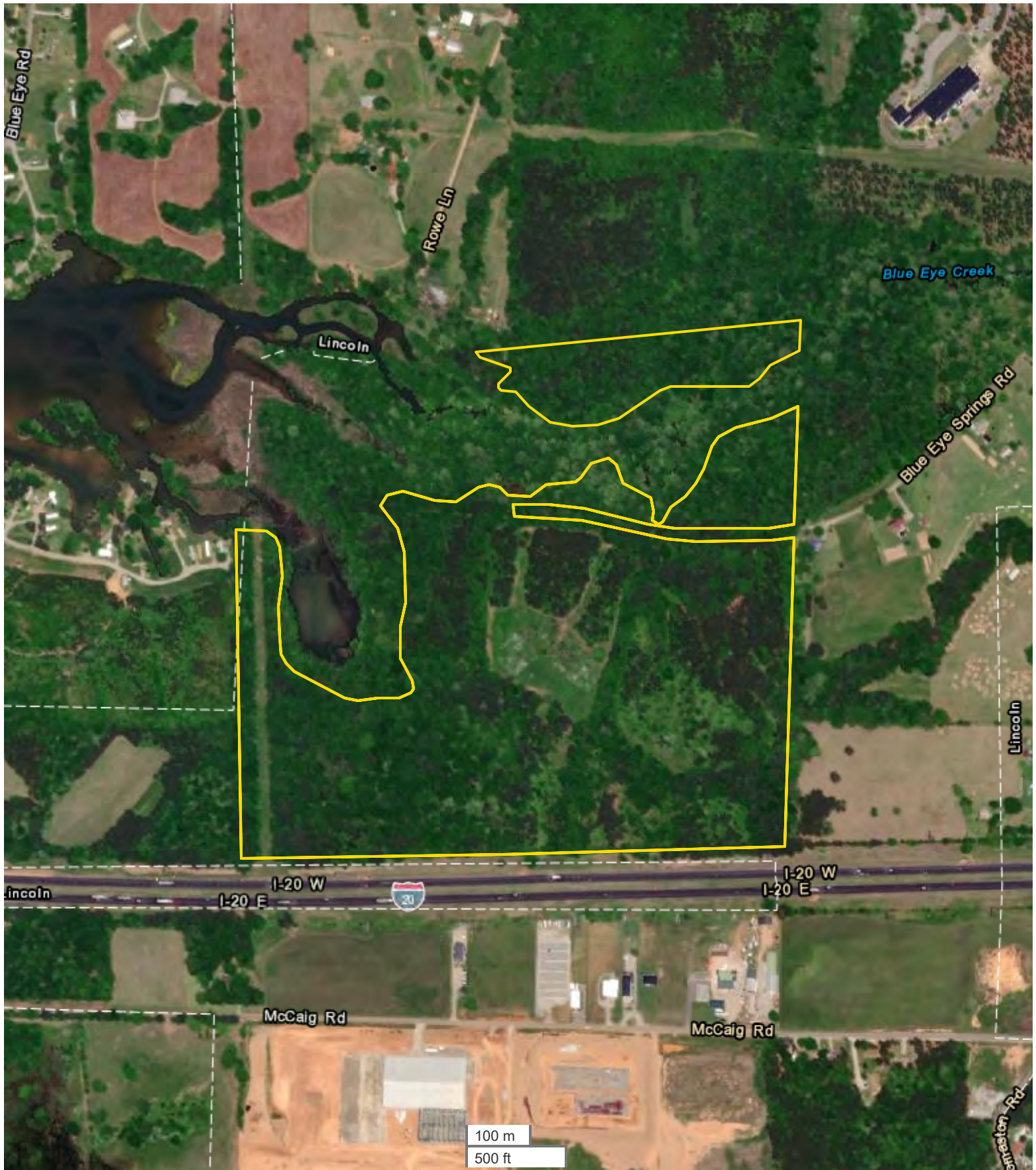
## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=2010638](http://www.nationalland.com/viewlisting.php?listingid=2010638)

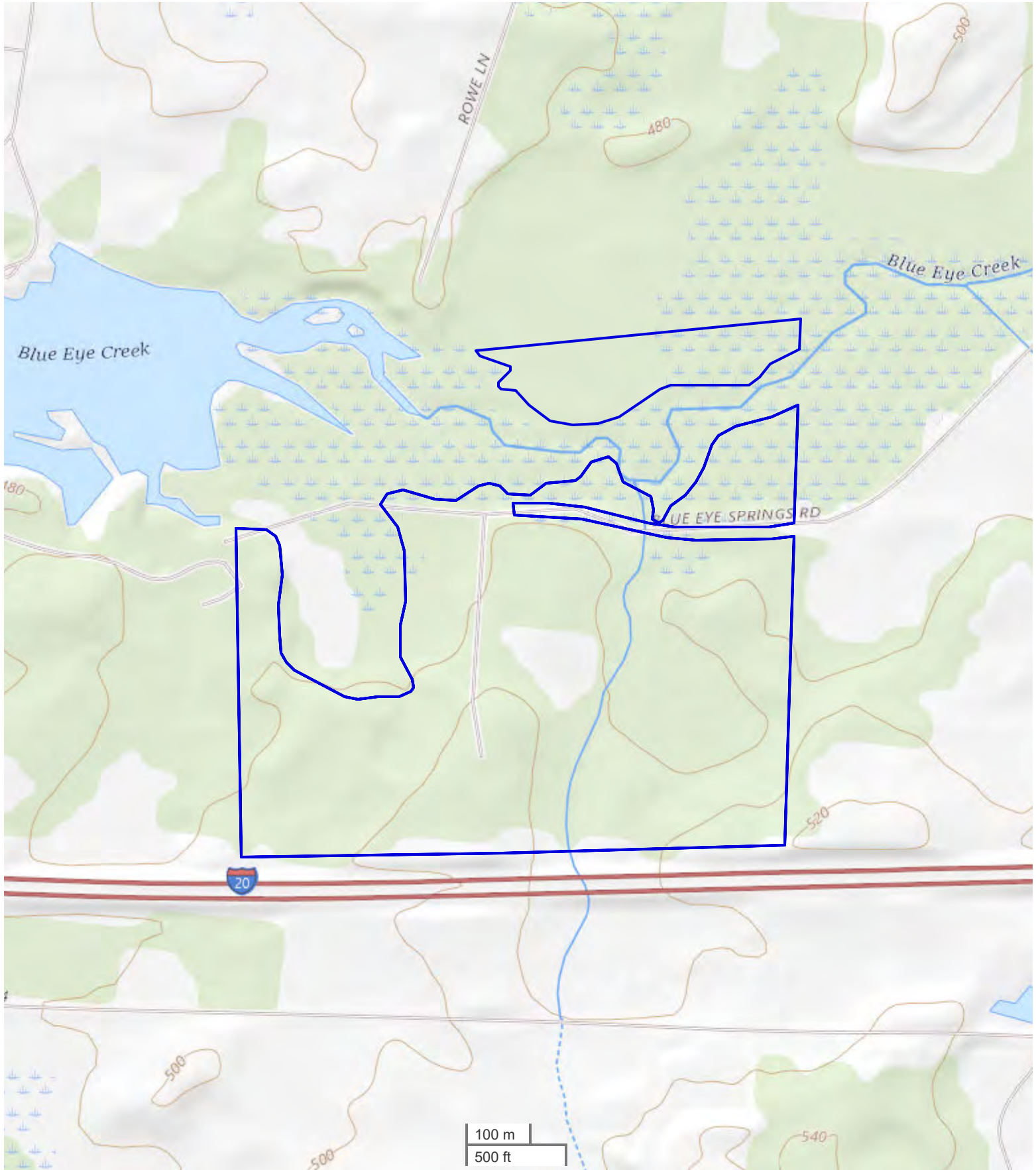




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



All boundary lines noted in pictures, aeriels or maps should be considered estimates and not relied on as legal documents or descriptions.



All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.







**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.**