

**FLEMING BRANCH  
RECREATIONAL  
HUNTING AND TIMBER  
TRACT**

**200 +/- Acres  
Henry County, AL  
\$410,000**

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**National Land Realty**  
10270 Highway 80 E  
Montgomery, AL 36117  
[www.NationalLand.com](http://www.NationalLand.com)



**Dale Hurst**  
Office: 855.384.5263  
Cell: 334.782.1240  
Fax: 864.331.1610  
[Dhurst@nationallandrealty.com](mailto:Dhurst@nationallandrealty.com)

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#### OVERVIEW:

Fleming Branch Recreational Hunting And Timber Tract offers both Loblolly and Longleaf pine plantations with CRP income available immediately and recreational hunting. A return on the investment should be available from a thinning on the Loblolly stands in the next 2-3 years. A majority of the soils on the tract are a Troup sandy loam that is well drained and offers a good site index for growing pine timber. This tract is suitable for logging during wetter periods which could command a higher price for the timber. The tract offers several areas that could be planted in wildlife food plots for deer hunting. A creek flows along the northern boundary and a natural spring head begins on the Southern boundary. A good internal road and interior firelanes provide access. The combination of Loblolly and Longleaf Pine, good site index, wet weather logging site, CRP income, and a return within 3 years, makes this a great tract for a timber investment and recreational hunting.

**PARCEL #/ID:** 1603050000005000

**TAXES:** \$387/year (2018)





## PROPERTY HIGHLIGHTS:

- CRP Income
- Well drained soils
- Loblolly and Longleaf pine plantations.

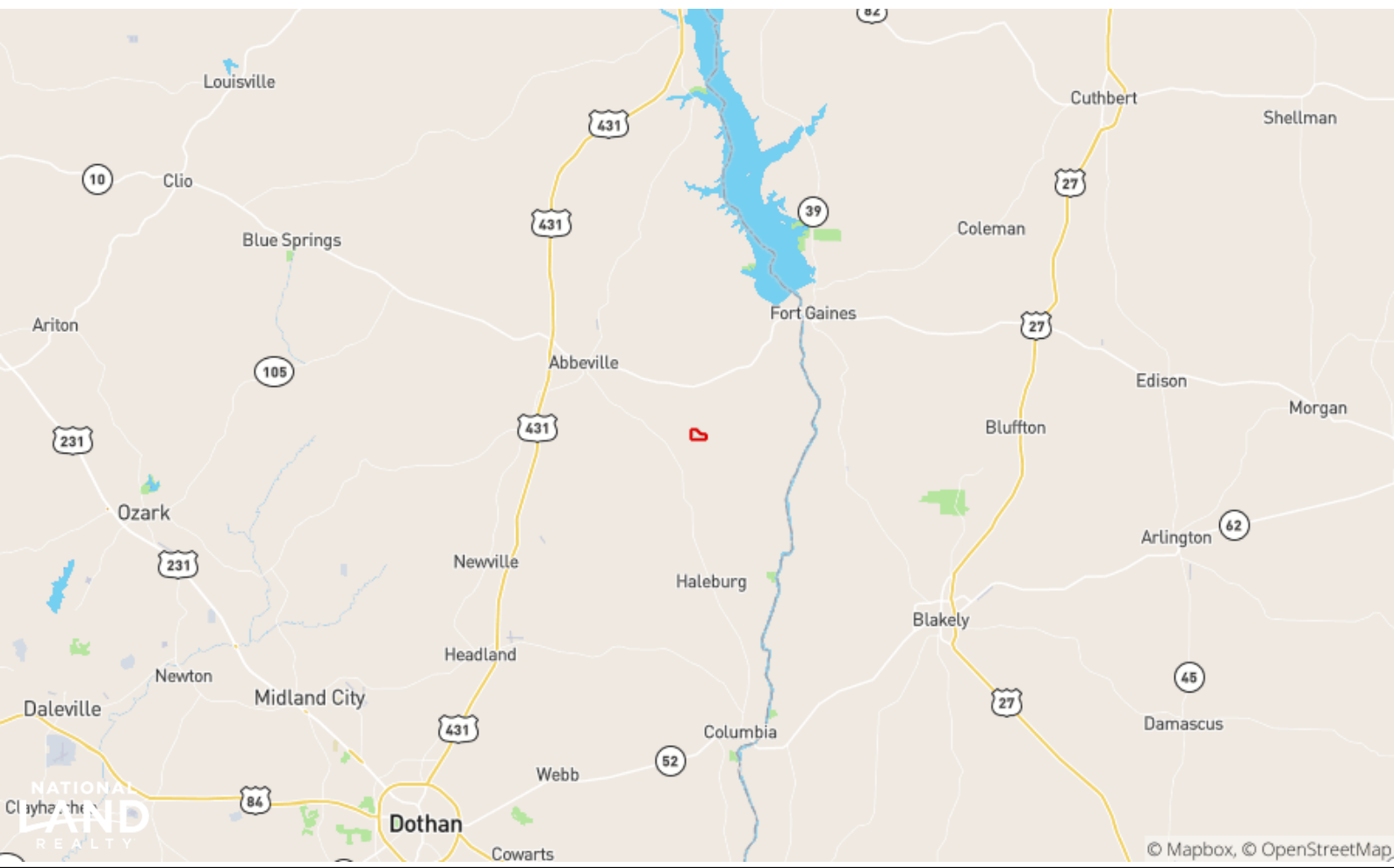
**ESTIMATED INCOME:** \$731

## LOCATION:

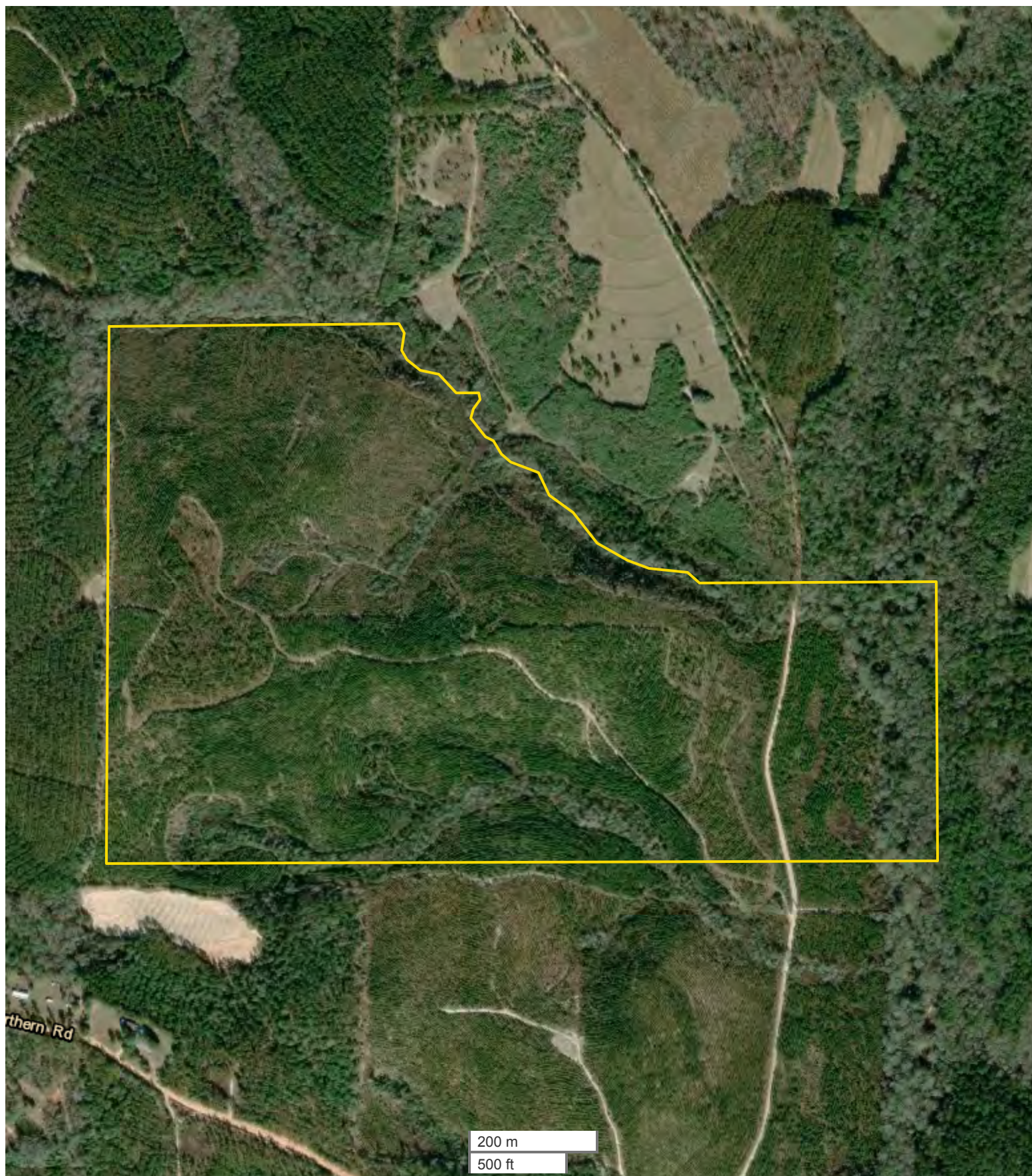
From Abbeville, AL take Highway 95 south to Henry County 65. Turn left on Co Road 65 for approximately 2 miles. Turn Left on Henry County 184 and stay right on County Road 184 for approximately 1 mile to the property.

## VIEW FULL LISTING:

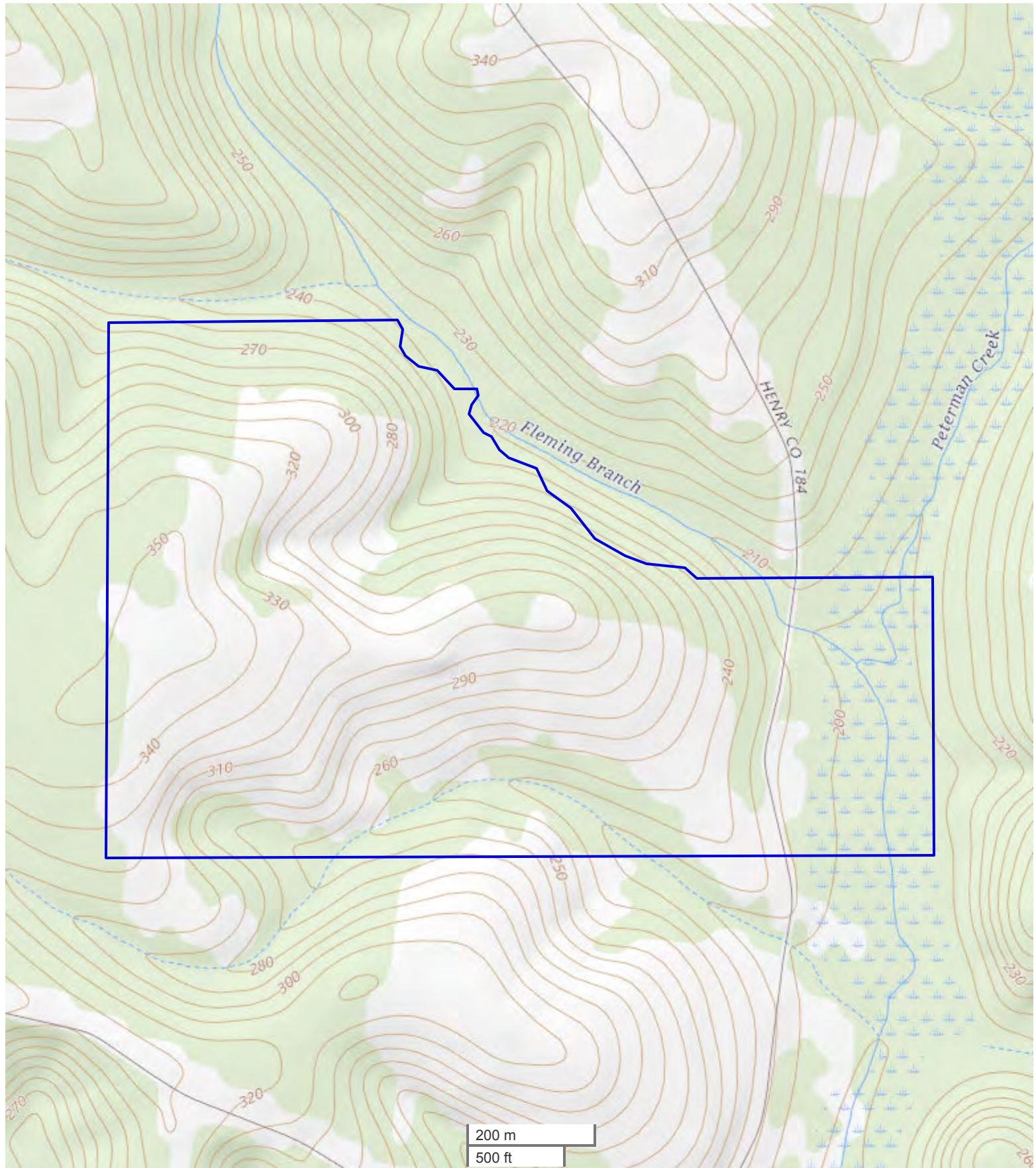
[www.nationalland.com/viewlisting.php?listingid=1257664](http://www.nationalland.com/viewlisting.php?listingid=1257664)



















**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.**