

**TURKEY HEAVEN  
MOUNTAINTOP  
ESTATE**

**963 +/- Acres  
Cleburne County, AL  
\$6,400,000**

**NATIONAL  
LAND  
REALTY®**



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REALTY®**

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National Land Realty assumes no liability for error, omissions or investment results.



### OVERVIEW:

This unique home and property is the definition of luxury, efficiency and security. This home sits on approximately 963 acres on top of Turkey Heaven Mountain. Enjoy 70 mile views in every direction. The home is approximately 10,000 sqft with 4 bed 4.5 baths. Open floor plan with spectacular views from almost every room. Inside the house is a timber-framed construction with white oak beams and beautiful Brazilian cherry hardwood floors. Home also includes elevator, office, downstairs den with pool table bar. Main house has two car garage, two car carport and lots of storage. Outside main home are multiple decks to enjoy the breathtaking views. Guest house is 850 sqft with full bath, laundry room and 2 attached 2 car garages. The entertainment suite is designed for parties. It has 1200 sqft with kitchen, bar, fireplace, dining area, full bath, bedroom, outdoor cooking area and fireplace. There is also a 2 bed/2 bath cabin on property. House can be run completely off grid with solar panels and firewood boiler systems. Come see the most spectacular views in Alabama.

**PARCEL #/ID:** 18-22-01-11-0-000-005.000

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

### ADDRESS:

3874 County Road 852  
Heflin, AL 36264



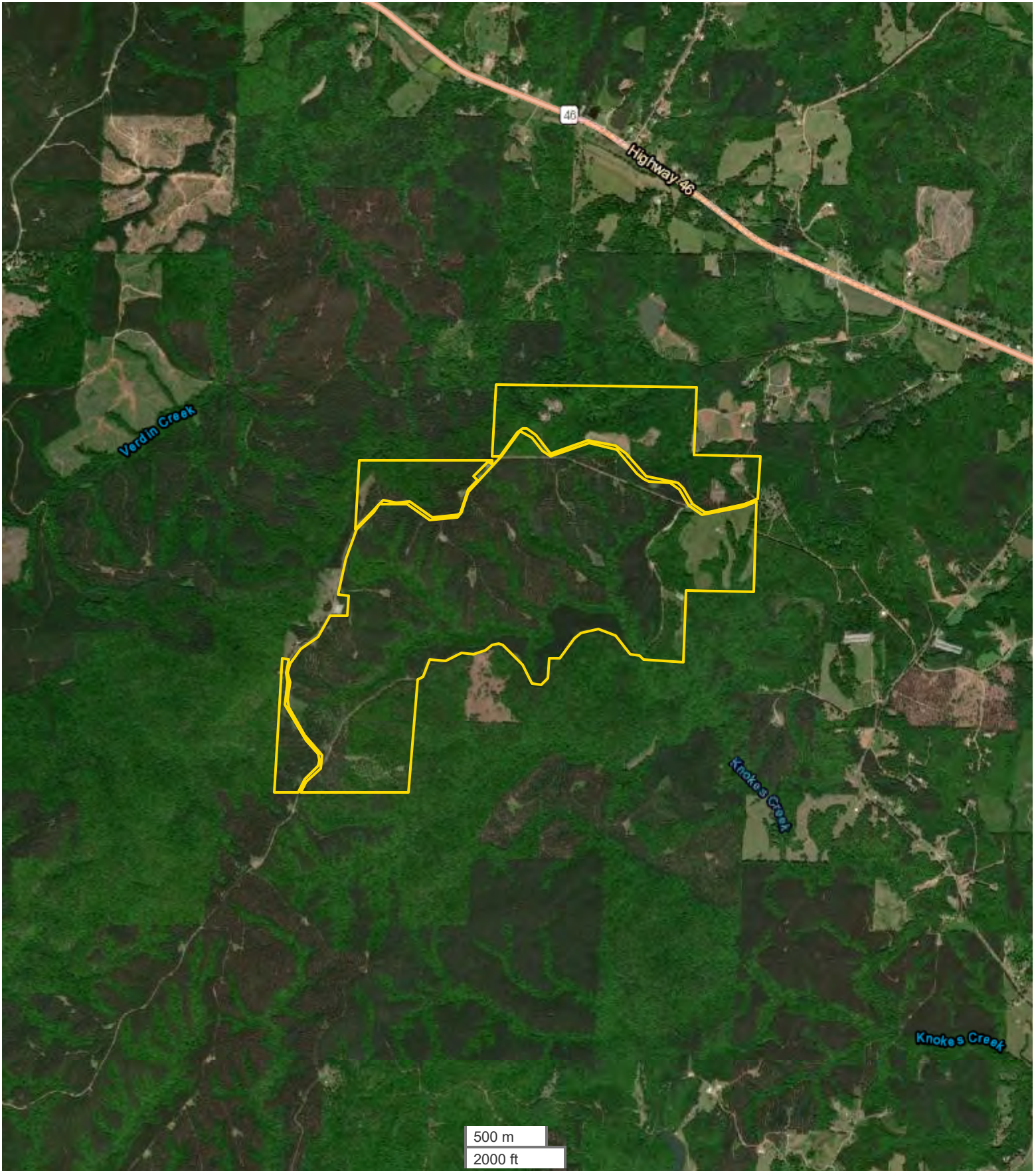
## PROPERTY HIGHLIGHTS:

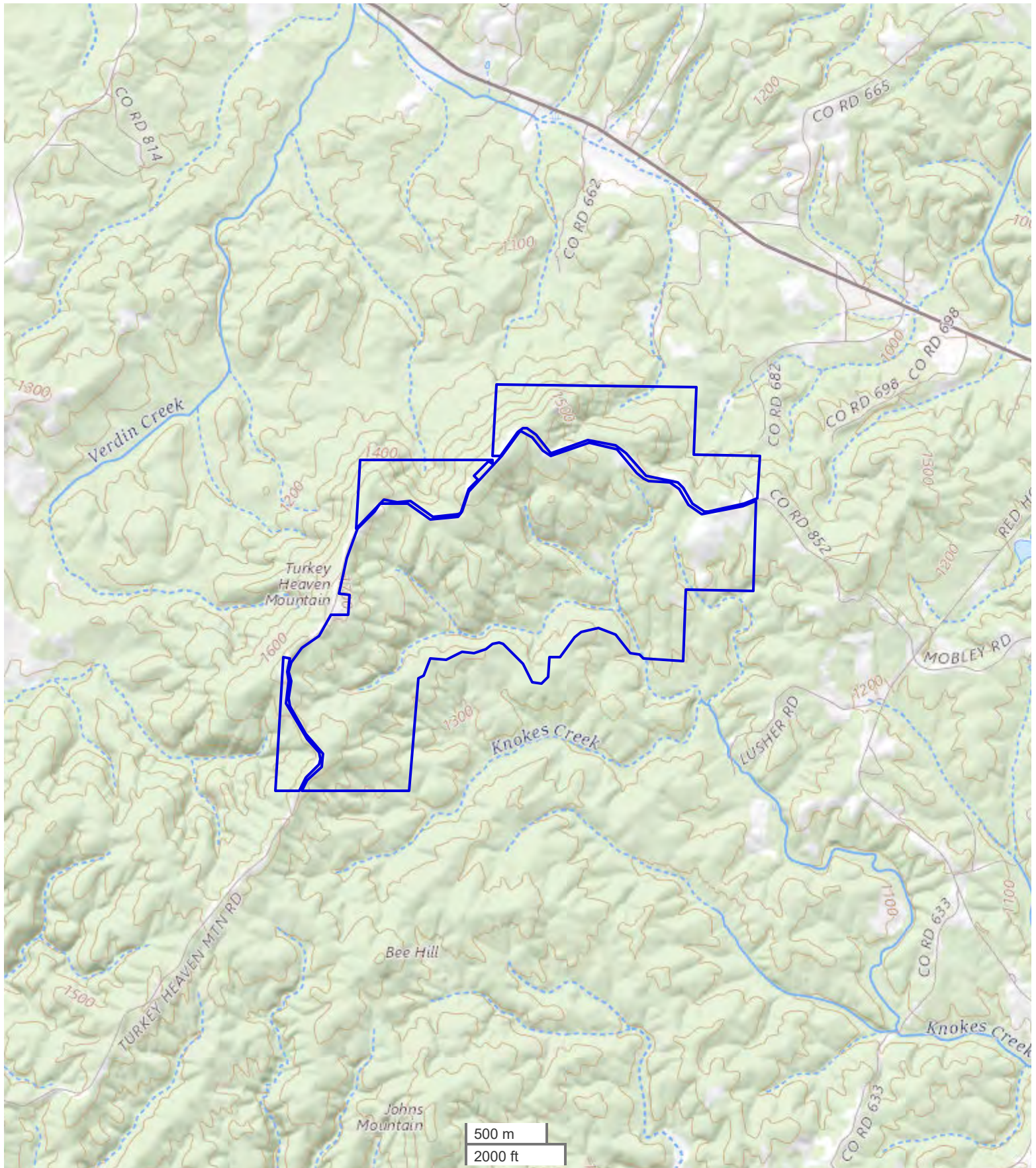
- Just One Hour From Atlanta!
- Non-combustible metal roof, guaranteed to 140 mph wind load. Soffits and trim are maintenance free hardboard.
- 8 camera outdoor surveillance system. House secured by two security gates. Primary gate is 10' high that is electronically operated from house.
- Windows are Andersen tinted, tempered glass with sun shield.
- Automatic sprinkler system in garage.
- Underwriters Laboratory designed and certified lighting abatement system.
- Alabama Power for main electrical system with 17KW solar system and 50KW Kohler generator (propane powered).
- Outside firewood boiler system can serve as either primary or auxiliary heating system for house. 5 heat pumps, each serving a separate zone.
- 2 500ft deep wells service compound. 2,500 gallon backup storage tank located in basement.
- Tractor shed is 24x48 with 18ft high walls. Garage door is 16x16. Fuel shed contains 500 gallon and 300 gallon fuel tanks.
- For the outdoorsman the property is loaded with deer and turkey. Great 4 wheeler trails running throughout property.
- Cypress tongue and groove in breezeway and ceiling in kitchen.
- 430 ft of Custom wrought iron railing around decks.
- House designed to withstand 140 mph wind load.

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=1551603](http://www.nationalland.com/viewlisting.php?listingid=1551603)



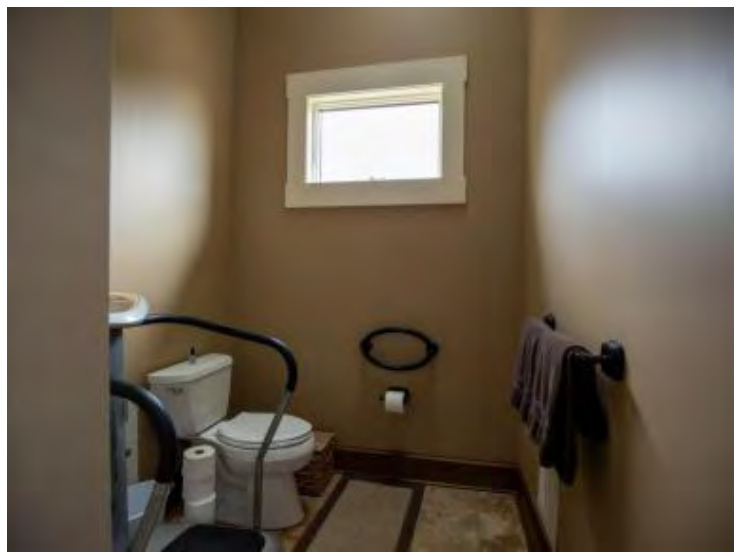




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.









**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.**