

**TRUSSEL SHOALS ON THE
TOMBIGBEE HUNTING,
TIMBER, AND RECREATION
TRACT**

965 +/- Acres

Greene County, AL

\$2,388,375

**NATIONAL
LAND
REALTY®**



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OVERVIEW:

The Trussel Shoals tract is one of the finest recreational tracts available in Alabama. Boasting 1,200+- feet of Tombigbee River frontage, it offers some of the finest deer, waterfowl, turkey, and hog hunting opportunities in the state! The property has an excellent design and possesses many attractive features including an exceptional, extensive road system, large food plots, quality shooting houses, and prime waterfowl habitat. It has also been meticulously managed for wildlife, utilizing a plan that includes prescriptive fire, a supplemental feed regimen, trapping, responsible timber practices, and very light hunting pressure over the last several years. Another critical feature that is often overlooked is the fact that the tract is surrounded by large-acreage landowners. It is also equally well-suited to serve as an investment property. The diversity of the tract is incredible! The pine plantation is staggered in age, which provides a range of different stages and habitat that is ideal from both a timber investment and wildlife management perspective. The hardwood regeneration is located on soils uniquely suited for hardwood and is staggered in age as well. The property offers substantial future income potential resulting from the management and harvest of timber. Its value as a conservation easement is another significant feature that this property offers. This info is available upon request. It is located less than 10 miles from I-20/59, making it particularly convenient to Tuscaloosa and Birmingham. Properties of this caliber rarely hit the market, so it is a unique opportunity for a prospective buyer. Viewings are for qualified buyers and by appointment only, so contact us for more information.



PARCEL #/ID: 23051500000010000, 23051500000030000,
23021000000020000, 23020900000010000

TAXES: (Call Agent for Details)

ADDRESS:

0 Co RD 20
Boligee, AL 35443

LOCATION:

From I-20/59 West: Take the Boligee exit and turn right onto County Road 20 Go 6.7 miles and turn left onto AL-39 S Go 1.3 miles and turn left onto Co Rd 97 Go 1+/- miles and the property is straight ahead at gate

ACREAGE BREAKDOWN:

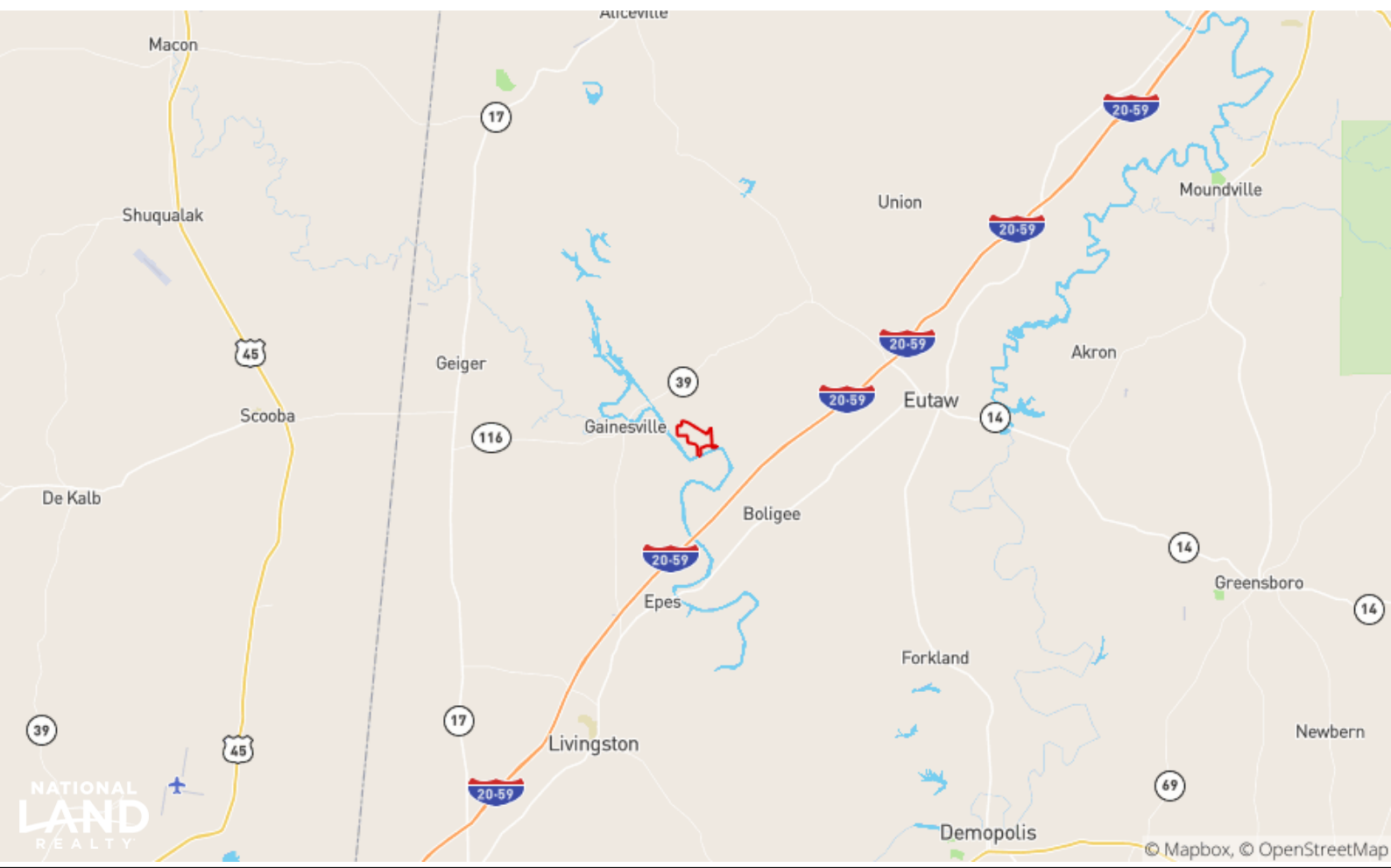
175+- acres mature natural hardwood/ pine mixed timber 200 +/- acres
5+- year old natural hardwood regeneration 160+- acres 7+- year old
pine plantation 140+- acres 20+- year old natural hardwood
regeneration 90+- acres 12+- year old pine plantation 75+- acres 15+-
year old pine plantation 90+- ac 15+- year old natural hardwood
regeneration 6+ food plots

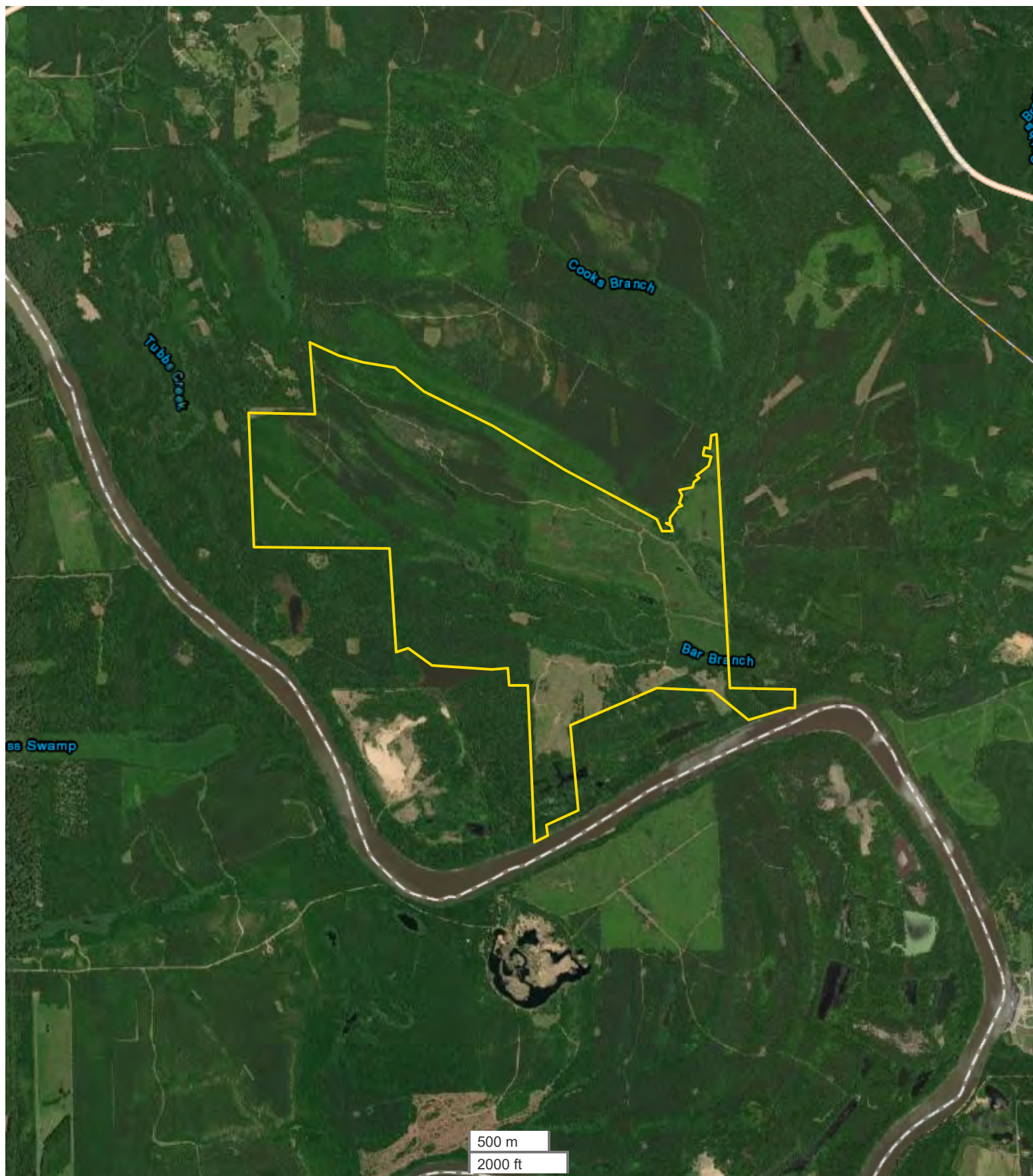
PROPERTY HIGHLIGHTS:

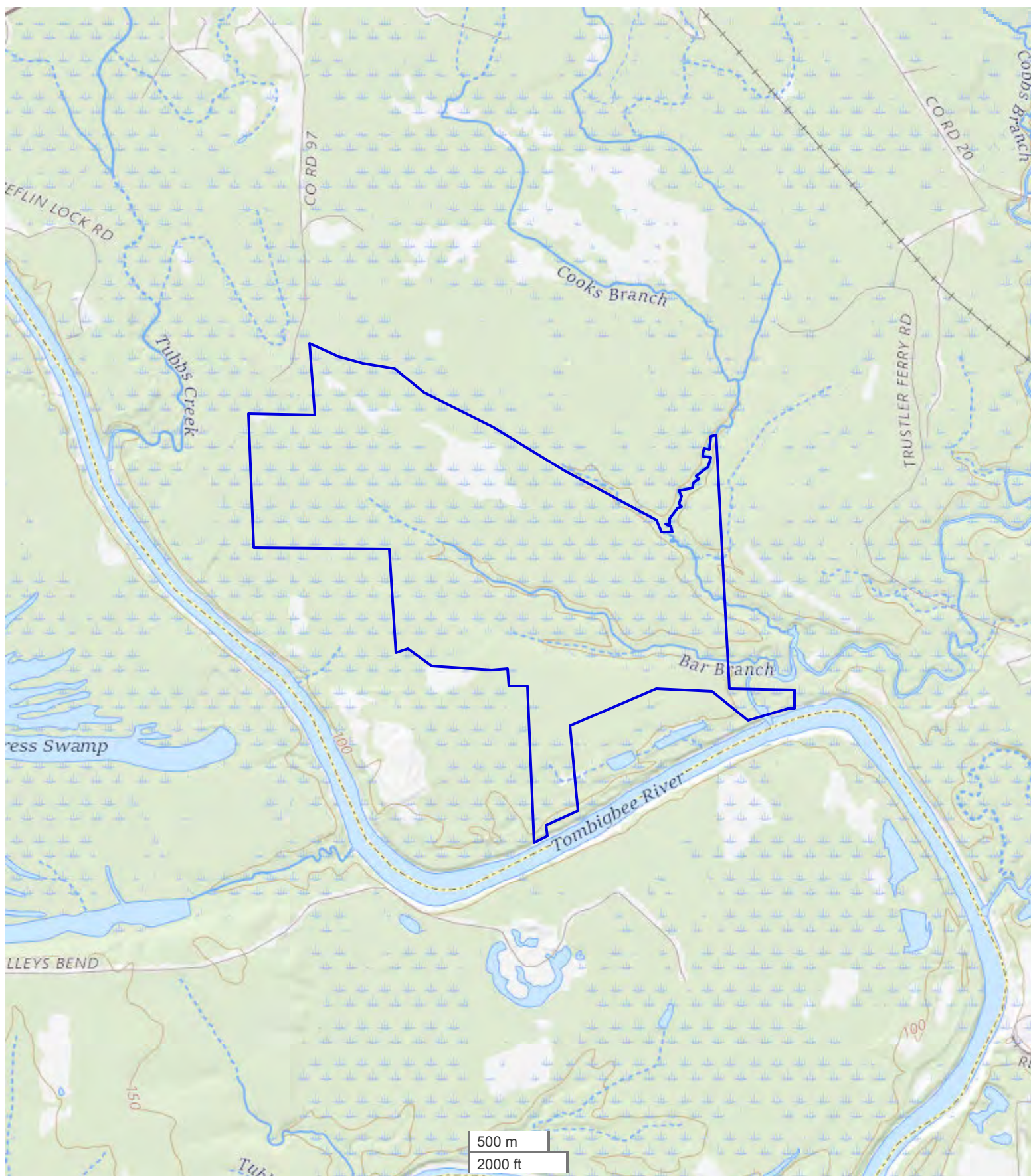
- Exceptional deer, turkey, waterfowl, and hog hunting
- Tombigbee River frontage
- Intensively managed for wildlife
- Conservation Easement potential
- Superb internal road system
- Less than 10 miles from I-20/59 and convenient to Tuscaloosa and Birmingham
- Incredible diversity in timber and habitat
- Turn-key hunting and recreational property

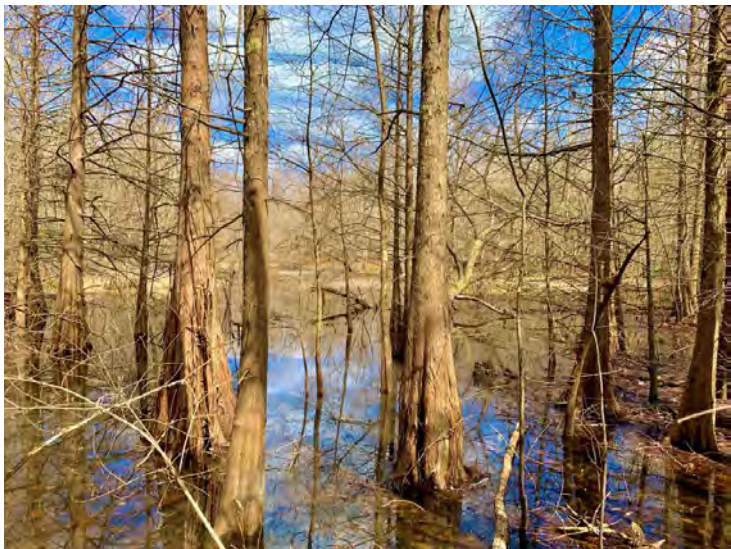
VIEW FULL LISTING:

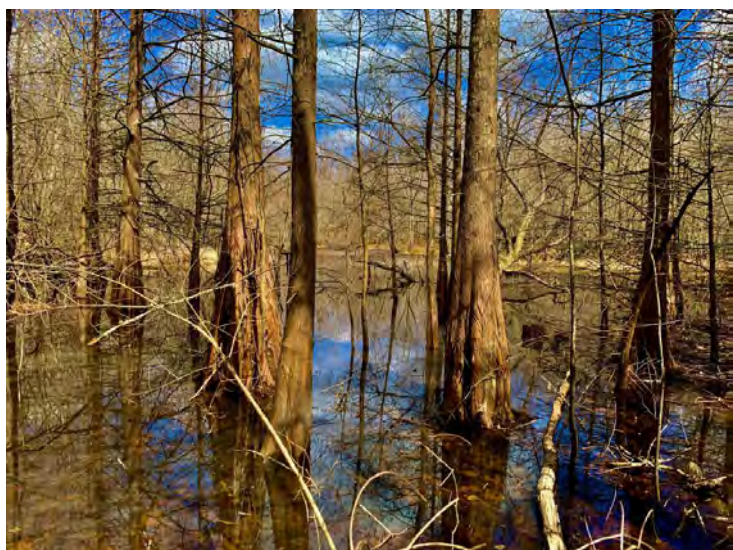
www.nationalland.com/viewlisting.php?listingid=2013253













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.**