

**BEAR CREEK FARM
AND HUNTING TRACT**

**88 +/- Acres
Marion County, AL
\$205,000**

**NATIONAL
LAND
REALTY®**



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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:

Located on the outskirts of the town of Bear Creek, this farm offers a multitude of opportunities for recreation, hunting, fishing, raising livestock, or building your dream home or cabin in the woods. The entire property is fenced and ready for livestock. There are a couple of food plots with an open stand of merchantable, mixed timber that is fantastic for turkey hunting. The topography is rolling, not steep, offering beautiful views as well as excellent wildlife travel corridors. A year-round tributary of the Buttahatchee River flows through the property, providing a reliable water source for livestock as well as wildlife. A short 15 minute drive will get you to the Twin Forks Boat Ramp at Bear Creek Reservoir any time you want to wet a line or spend a day on the water. The property is 20 minutes from Hamilton, within an hour of Tupelo, Jasper, and the Shoals, and only 90 minutes to Birmingham. Call John Ross Havard at (205)300-5007 today to set up a tour of this fantastic farm.

PARCEL #/ID: 49 11 06 24 0 000 006.002, 49 12 04 19 0 000 008.002

TAXES: \$141/year (2019)



PROPERTY HIGHLIGHTS:

- Fenced Pasture
- Merchantable Mixed Pine and Hardwood Timber
- Excellent Hunting With Food Plots and Shooting Houses In Place
- Year-Round Flowing Stream
- Fantastic Views
- 15 Minutes to Bear Creek Reservoir
- 20 Minutes to Hamilton
- About an Hour to Jasper, Tupelo, and Muscle Shoals
- 90 Minutes to Birmingham

LEGAL DESCRIPTION:

BEG NW COR NW/4-SE/4; TH E 1616(S) TO BR; SLY ALG BR 1238(S); ELY E 377(S); NLY 120(S); NE 20(S) TO EL SE/4; S TO WL HWY 241; SW ALG ROW 190(S); NW 616(S); SW 318(S) TO BR; NW ALG BR 475(S); N 729(S); W TO WL SE/4; N TO POB IN SE/4; S24-T10S-R12W and BEG INT WL SW/4 and WL HWY 241; TH N 966(S); NE 365(S); SE 59.9 TO WL HWY 241; SW ALG ROW 1228(S) TO POB; S19-T10S-R11

LOCATION:

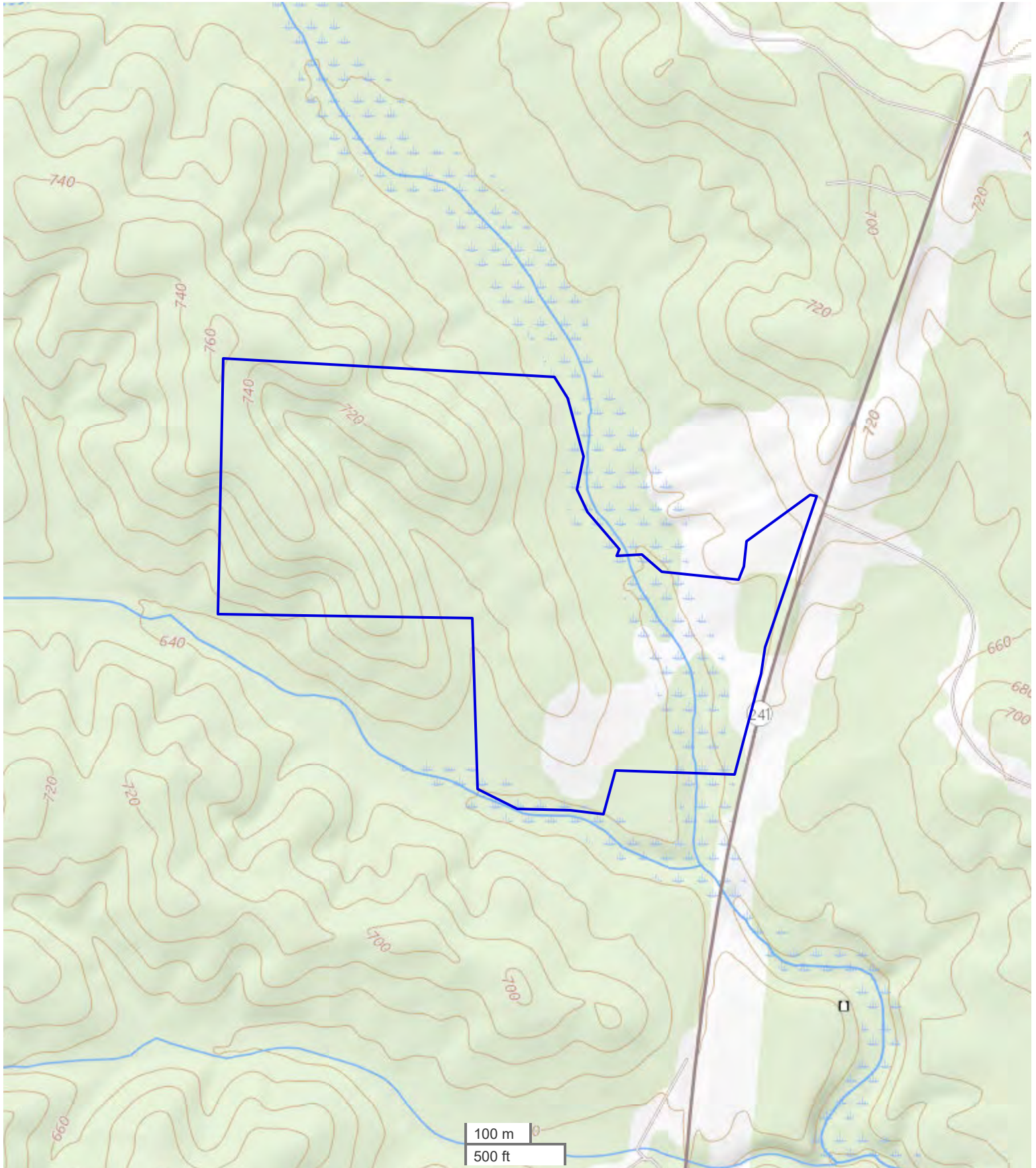
Call for directions.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2056738







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.**