

HEARTLINE ROAD - BANKSTON TRACT

57 +/- Acres
Fayette County, AL
\$109,000

NATIONAL LAND REALTY®



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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
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**OVERVIEW:**

A very nice 57 acre property in the Bankston community with road frontage on Avery Gray Road and Heartline Road. Only 15 minutes from Fayette, AL and 45 minutes from Tuscaloosa. The topography has a nice gentle roll with excellent home sites. The entire property is loaded with mature hardwood and pine timber. This is a mixed use tract for recreation, timber/land investment, and homestead potential. Utilities are available on the paved county road and this area is known for excellent hunting. Call Adam Aderholt for more information.

PARCEL #/ID: 3209082800000007.000

TAXES: (Call Agent for Details)

ADDRESS:

0 Heartline Road
Bankston, AL 35542

LOCATION:

Contact us for property location details.

ACREAGE BREAKDOWN:

57 +/- acres: Mature Hardwood / Pine Timber



PROPERTY HIGHLIGHTS:

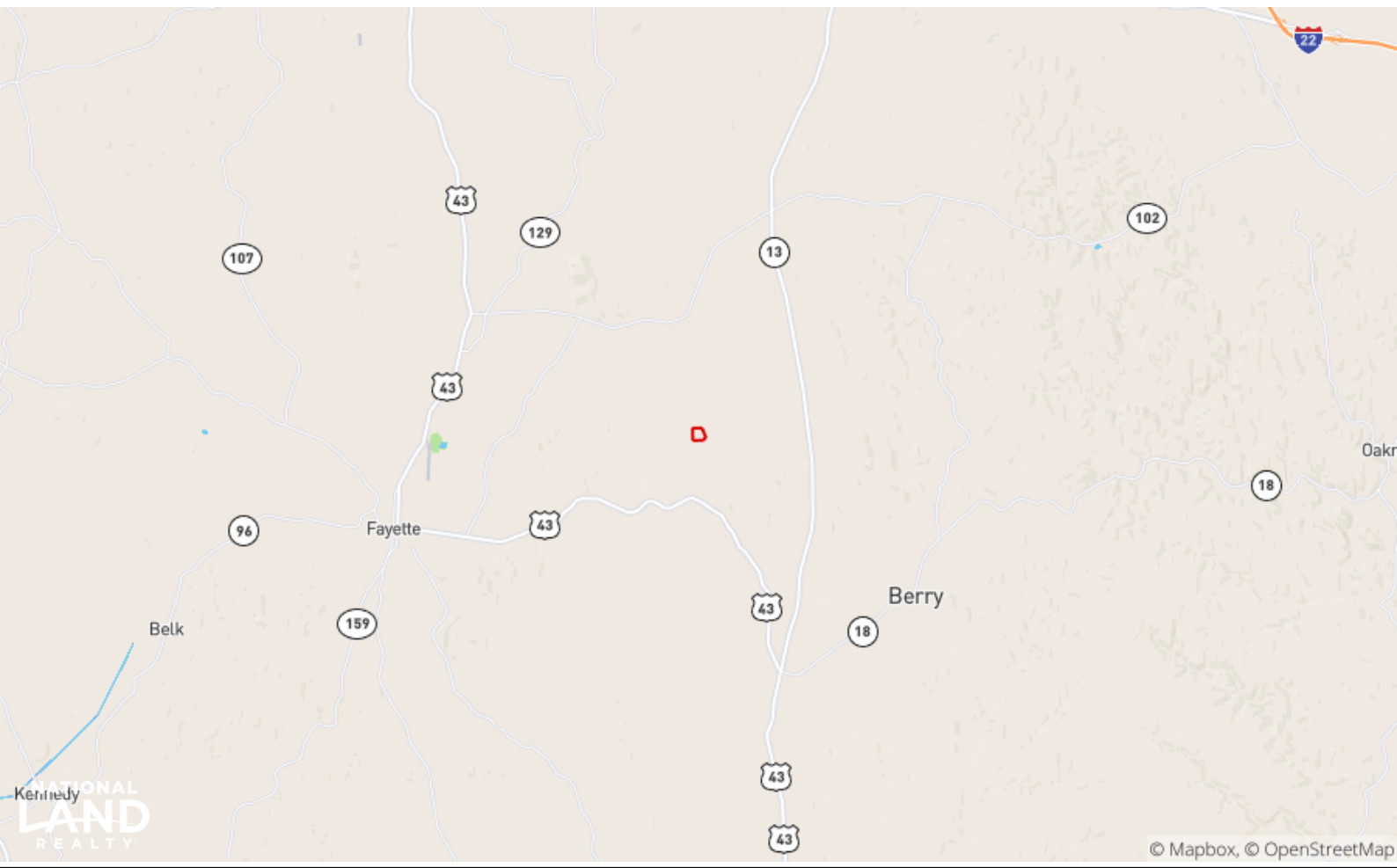
- Great Home Sites
- Quiet Rural Community
- 45 Minutes From Tuscaloosa
- Mature Hardwood Pine Timber
- Gently Rolling Terrain
- Excellent Hunting
- Possible Pond Site

LEGAL DESCRIPTION:

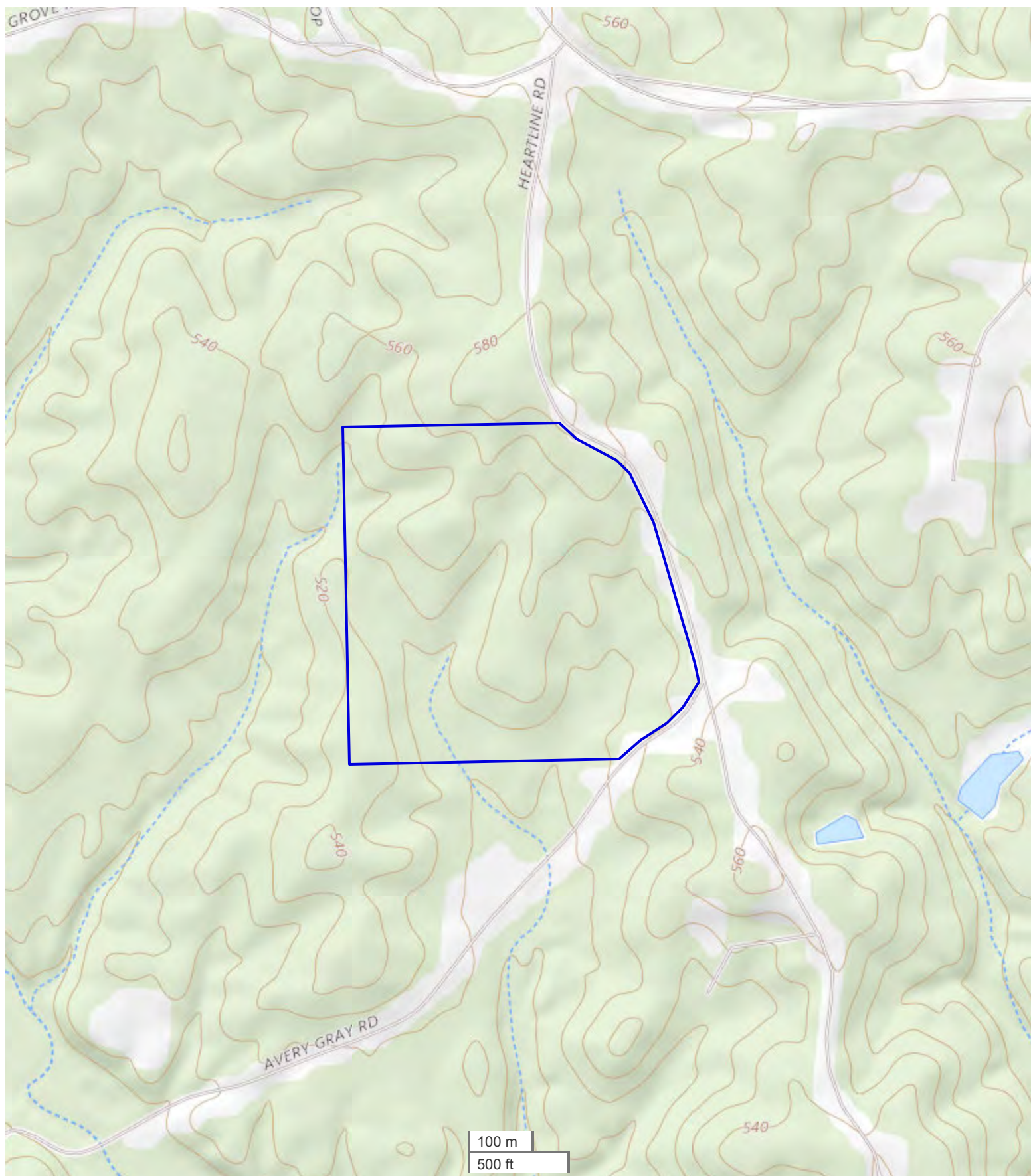
From Fayette: Take HWY 43 S for 5.7 miles. Turn left onto Co. Rd. 101, go 1.3 miles. Turn right onto Avery Gray Rd and go 1 mile. Property will be on your left with frontage on both Avery Gray Rd. and Heartline Rd.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1946146











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.**