

**KATALA HILLS TIMBER,  
HUNTING, AND  
RECREATIONAL TRACT**

**80 +/- Acres**

**Talladega County, AL**

**\$168,000**

**NATIONAL  
LAND  
REALTY®**



**NATIONAL  
LAND  
REALTY®**

**National Land Realty**  
9 N. Conception St.  
Mobile, AL 36602  
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**Mitchell Jones**  
Office: 855.657.5263  
Cell: 205.529.5500  
Fax: 888.672.1810  
[Mjones@NationalLand.com](mailto:Mjones@NationalLand.com)

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:**

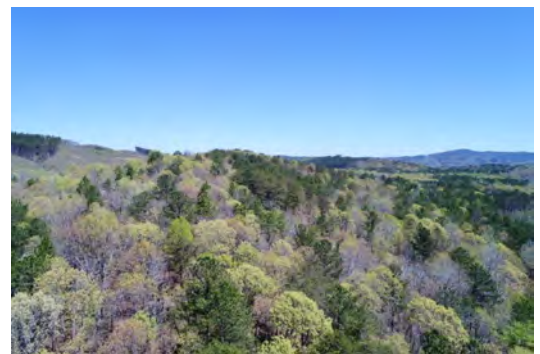
Comprised of marketable hardwood and pine timber, the Katala Hills tract is perfectly suited as a recreational tract or timber investment. It is conveniently located only 7+/- miles from Hwy 280 and 45 minutes from Birmingham. From a hunting perspective, it offers quality deer and turkey hunting opportunities. The topography consists of 30+/- acres of flat, fertile bottomland with an ideal lake/pond site. The timber on the tract is marketable and offers income potential in the form of a timber sale if the new owner chose to do so. 25+/- acres consist of ridge with relatively mild slopes that runs at a diagonal through the property. This provides good diversity in habitat and timber type to go along with the bottom land section. A good central is already in place and runs through the tract. It is accessed via deeded easement on an existing road. For more info or to see the property, contact Mitchell Jones.

**PARCEL #/ID:** 2902100000002000

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

**ADDRESS:**

0 McGowans Ferry Rd  
Childersburg, AL 35044





## PROPERTY HIGHLIGHTS:

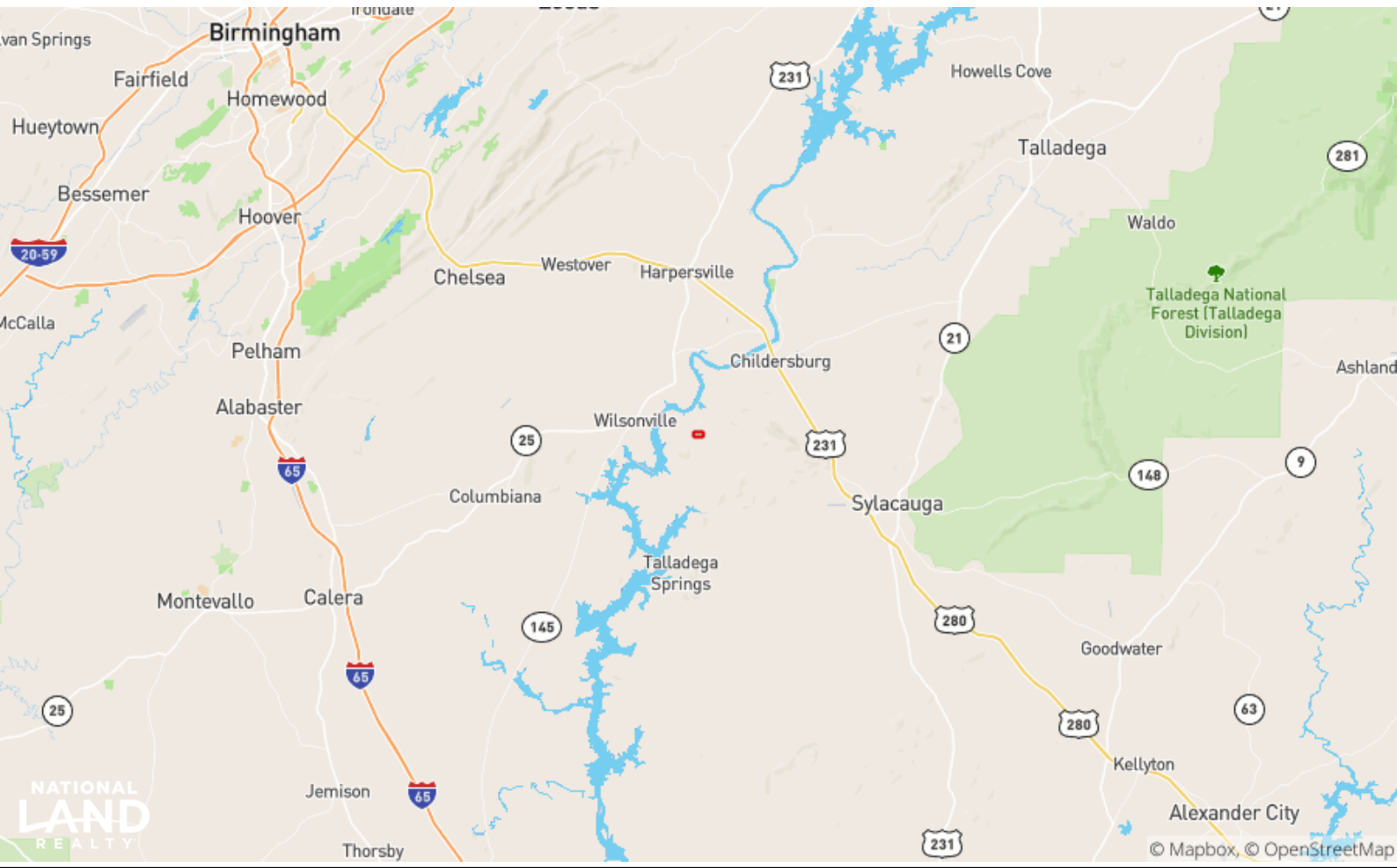
- Marketable timber
- Good deer/ turkey hunting
- 45 minutes to Birmingham
- 7+/- miles to Hwy 280
- Good pond/lake site

## LOCATION:

From HWY 280 E: Turn right onto Co Rd 8/ Childersburg Fayetteville Hwy and go 3.5 miles Turn right onto McGowans Ferry Rd and go 4.8 miles. The deeded access entrance is on the left through the double gate.

## VIEW FULL LISTING:

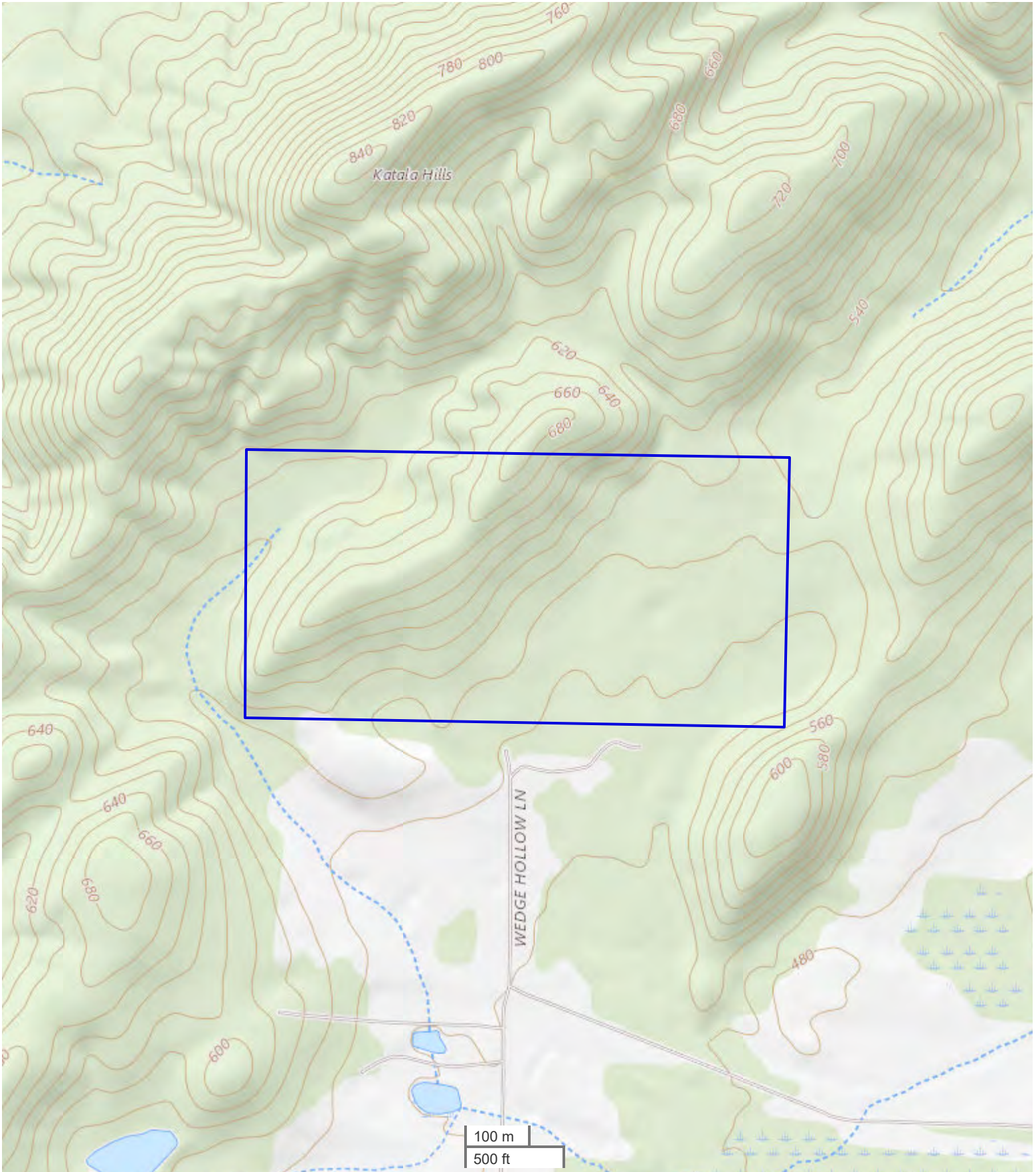
[www.nationalland.com/viewlisting.php?listingid=2053058](http://www.nationalland.com/viewlisting.php?listingid=2053058)





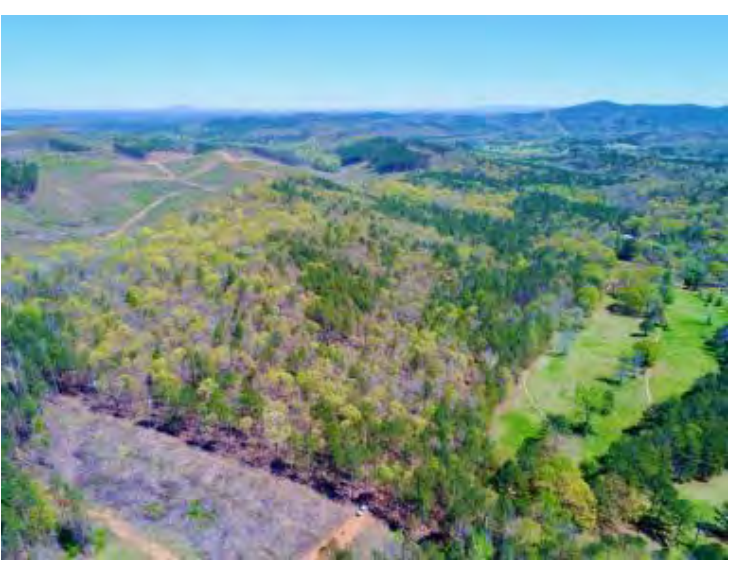






All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.













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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.**