

**MARION COUNTY
GENTLEMAN'S FARM
AND HOMESITE**

**60 +/- Acres
Marion County, AL**

\$179,900

**NATIONAL
LAND
REALTY®**



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LAND
REALTY®**

National Land Realty
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www.NationalLand.com



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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 Hwy 172 between Phil Campbell and Hackleburg, this property features 60 deeded acres of pasture land that is fenced and cross fenced and currently holding cattle. It has nice catch pens for working cattle and a small older barn. With plenty of road frontage on Hwy 172 and water meter and electric at the road, this would make for a nice homesite. The land is flat to gently rolling, has two ponds for watering livestock and is located where there is plenty of deer and turkey. The south line of the property overlooks Bear Creek and is just a short distance from Bear Creek Canoe Run and Rentals where you have public access to 26 miles of creek and scenic waterfalls. Call Dale Jeffreys for private showing today.

PARCEL #/ID: 0103070000011000

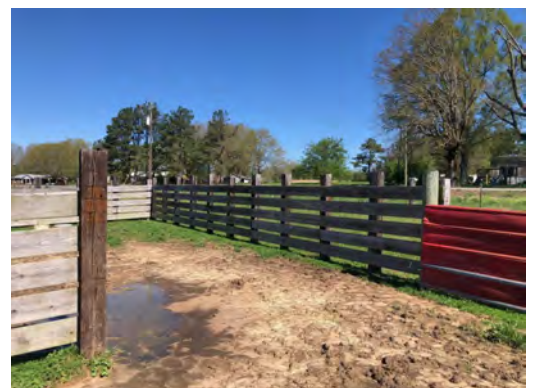
TAXES: \$181/year (2020)

ADDRESS:

2915 SR 172
Phil Campbell, AL 35582

LOCATION:

Contact us for property location details.



PROPERTY HIGHLIGHTS:

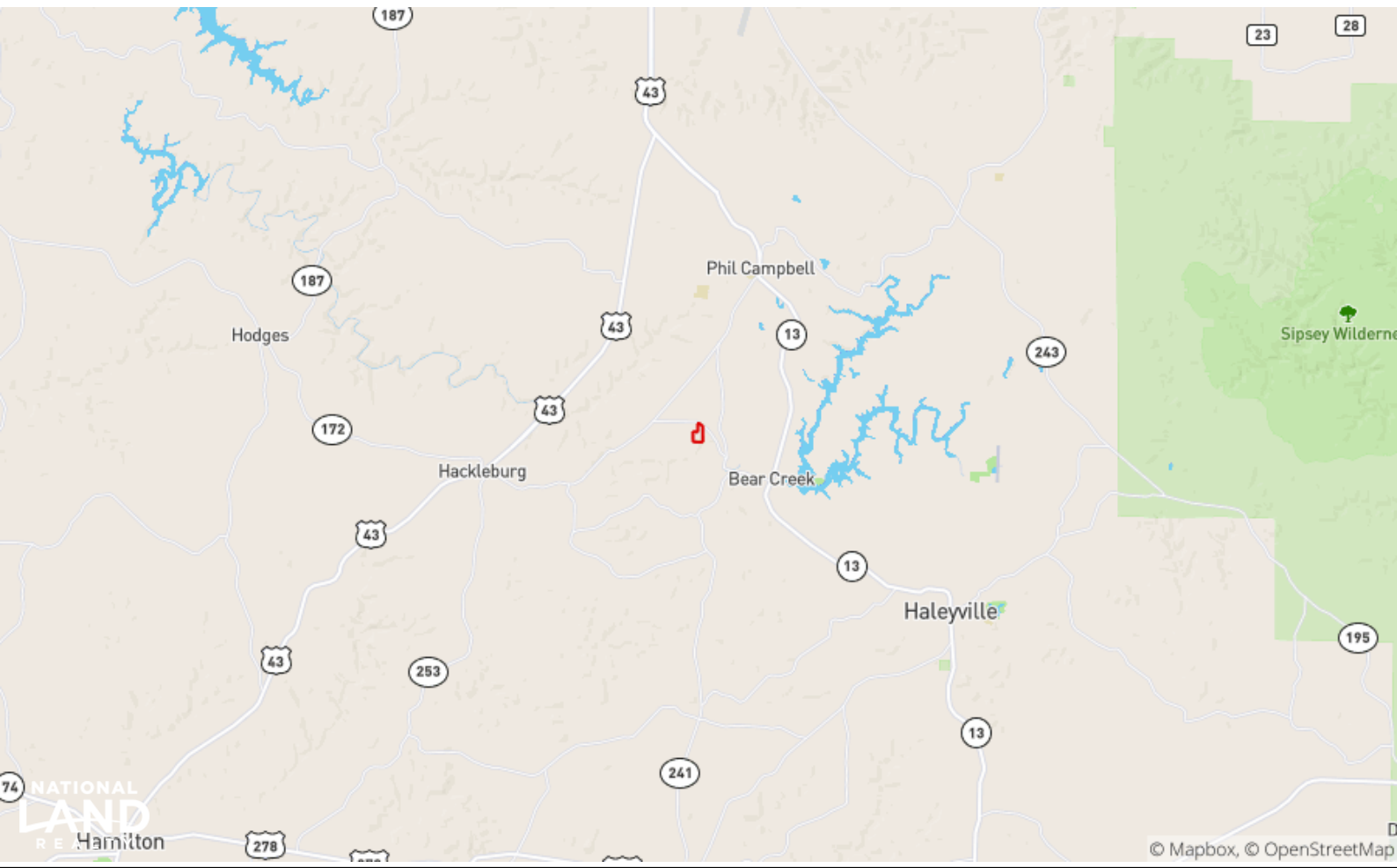
- 60 acres of pasture land
- Fenced and crossed fenced
- Two livestock ponds
- Plenty of Road Frontage on Hwy 172
- Catch pens and barn
- Overlooks Bear Creek
- Good Homesite
- Close to Bear Creek Canoe Run with 26 miles of creek and scenic waterfalls

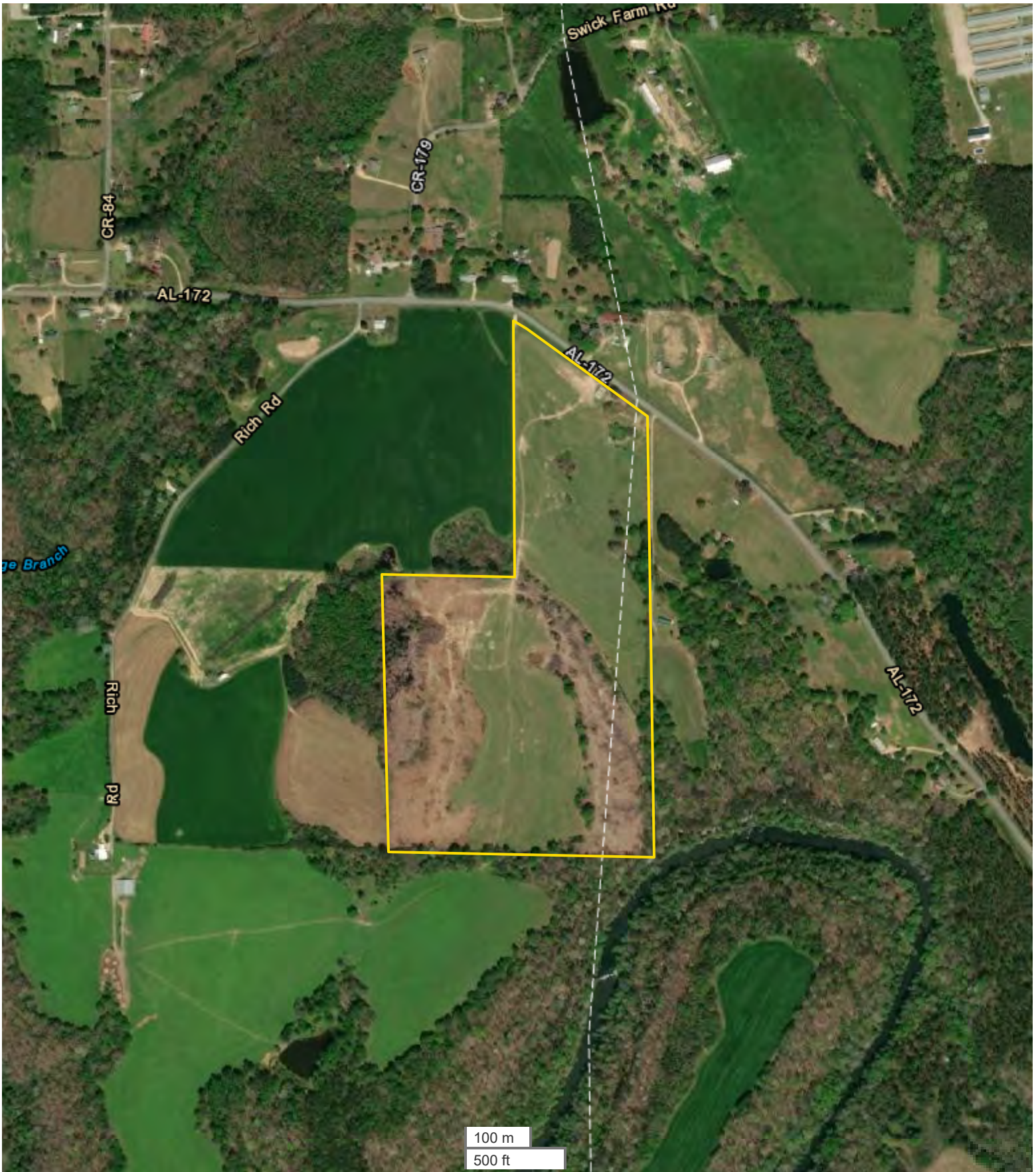
LEGAL DESCRIPTION:

SE/4; All E/2-NE/4-NW/4 That Lies SW of Hwy 172
S7-T9S-R11W

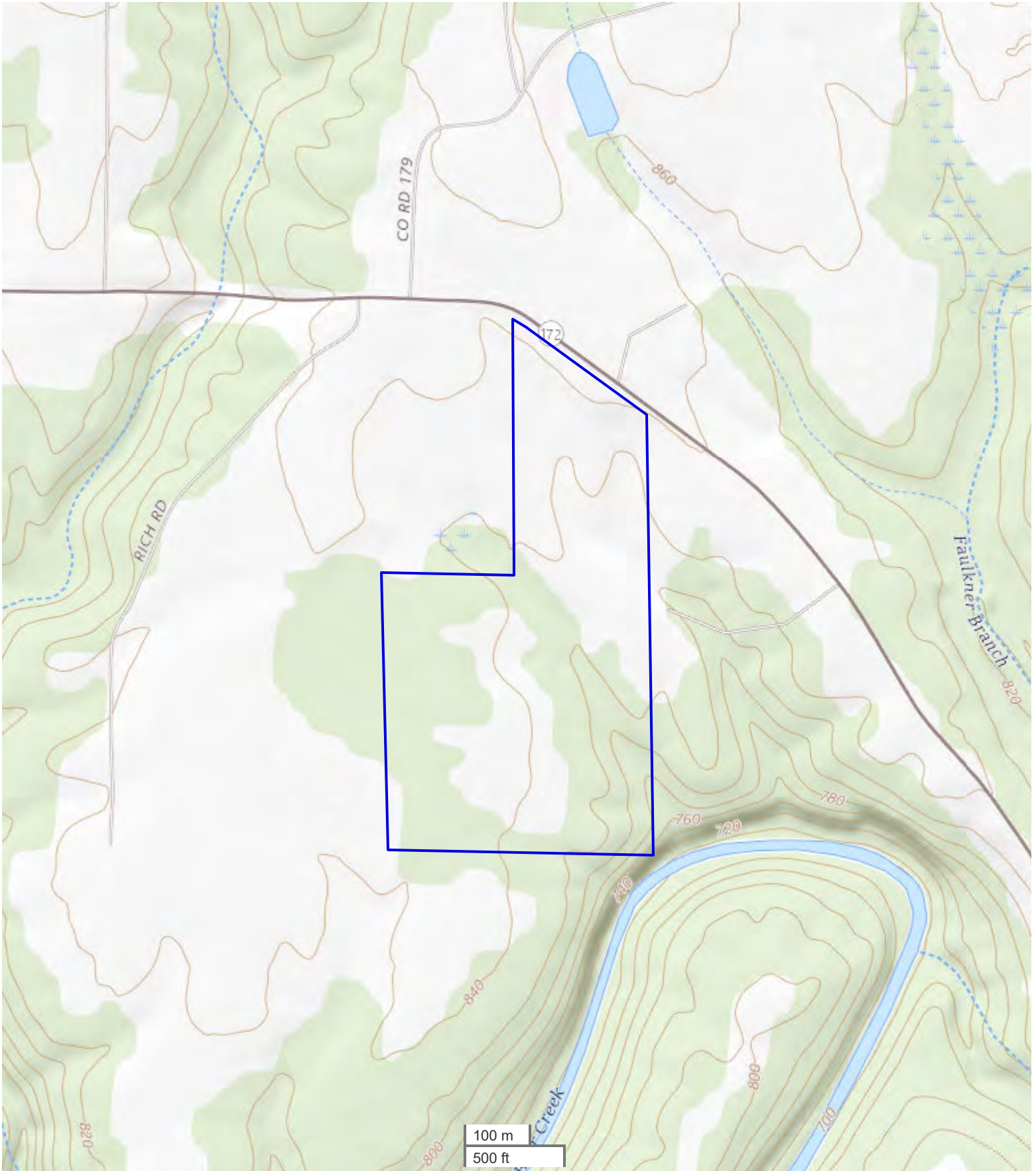
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2057867





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.**