

PEA RIDGE WEST HUNTING AND TIMBER INVESTMENT

260 +/- Acres
Fayette County, AL
\$481,000

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:

The property's mild topography is an absolute gem for this area that is renowned for its deer hunting and quality bucks. It currently has five food plots that are ready to plant for this season with the ability to add several more. This property is an excellent choice for a buyer that is looking not only for an excellent hunting tract for the upcoming season, but also for a wise investment that will maintain value and provide significant staggered income resulting from a timber harvest. Other features include an improved road system and one of the prettiest rock-bottom creeks that you'll find! The mast crop from the oaks provide a vital food source for wildlife, while the pine timber provides bedding and cover. The mix of pine to hardwood is attractive from both a wildlife and timber standpoint.

PARCEL #/ID: 0806140000001000,

TAXES: (Call Agent for Details)

ADDRESS:

0 Pea Ridge Road
Berry, AL 35546



PROPERTY HIGHLIGHTS:

- Mature Timber
- Excellent Deer Hunting
- Marketable Pine Timber
- Food Plots
- Mature Hardwoods
- Great Road System
- Wet Weather Logging Tract

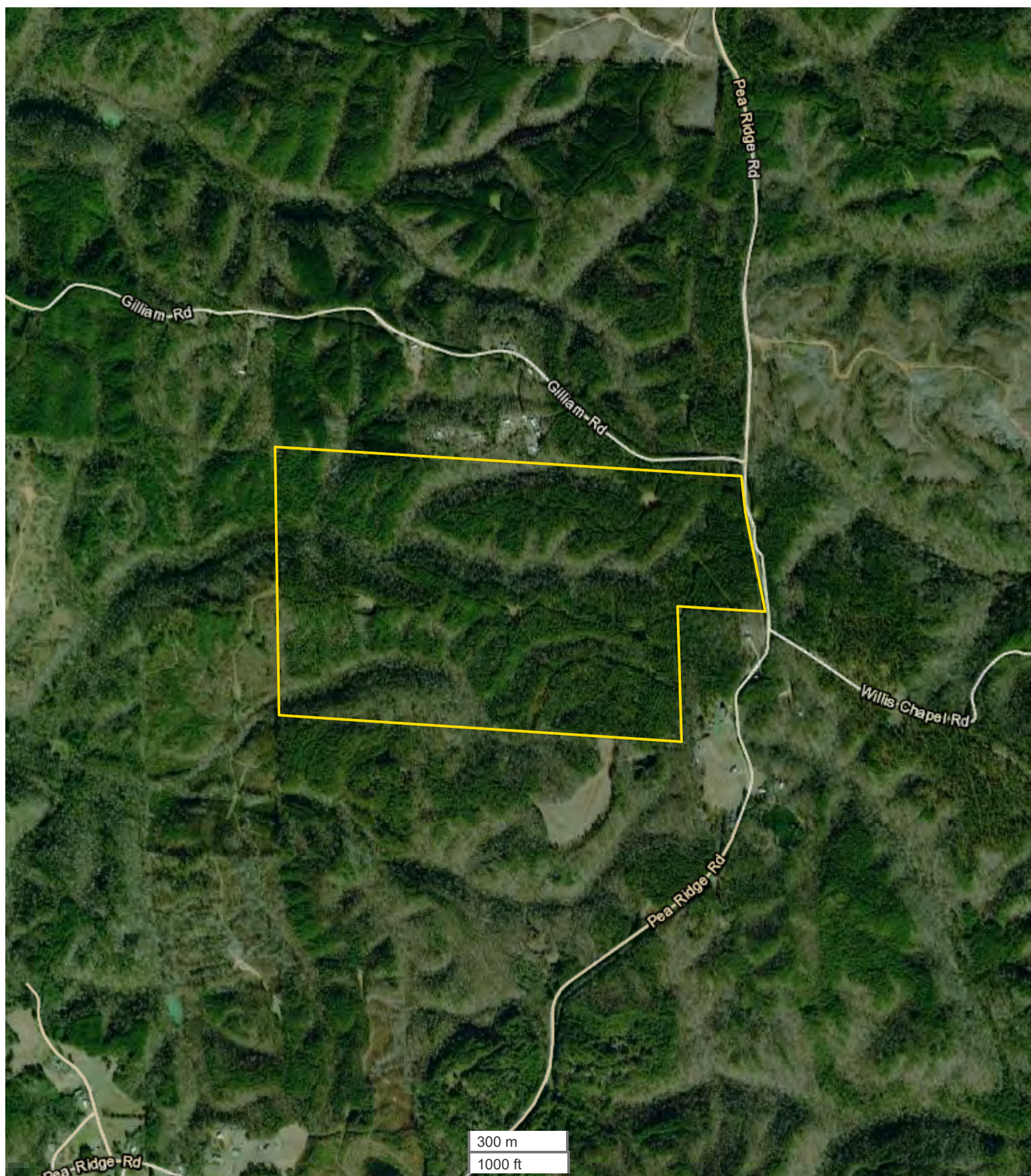
LOCATION:

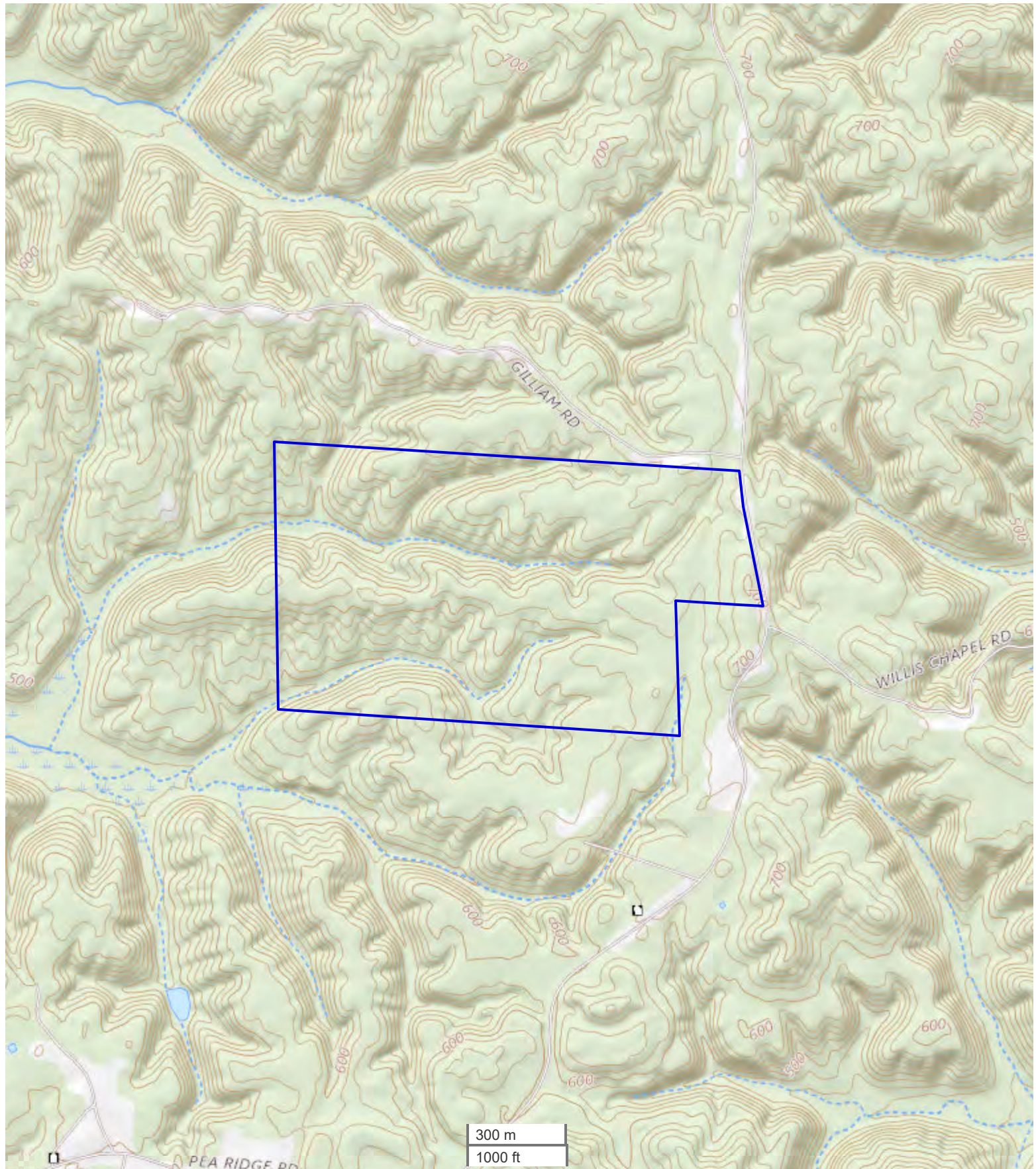
Paved road frontage on Pea Ridge Road. 7 miles north of downtown Berry, Alabama.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2059962













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.**