

**DALLAS CO MATURE
TIMBER, PASTURE, AND
LAKE INVESTMENT
TRACT**

**300 +/- Acres
Dallas County, AL
\$825,000**

**NATIONAL
LAND
REALTY®**



National Land Realty
9 N. Conception St.
Mobile, AL 36602
www.NationalLand.com



Will Hairston
Office: 855.657.5263
Cell: 334.349.2001
Fax: 888.672.1810
Whairston@NationalLand.com



Clint Flowers, ALC
Office: 855.657.5263
Cell: 251.387.0787
Fax: 888.672.1810
cflowers@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:

This beautiful farm, hunting, and timber investment is located in Valley Grande, on the outskirts of the renowned Alabama Black Belt. With some of the prettiest timber you will ever see, its sandy clay soil makes getting around the property very easy, even in the wet winter months. There are miles of trails and roads through the property, ideal for trucks, ATVs, or horseback riding. Enjoy hunting the abundant deer, turkey, dove, and ducks on the property, made easier by multiple food plots scattered strategically throughout the farm. There is a large, 7+ acre stocked fishing lake in the center of the property, several ponds that serve the cattle and as duck ponds, and Valley Creek, a large year-round creek, flows down the east side of the property. The professionally managed timber is diverse, Whether you're looking for a weekend getaway, hunting property, or diverse investment, this tract will fit the bill. THE PROPERTY IS DIVISIBLE AND A CUSTOM HOME IS ALSO AVAILABLE WITH AN ADDITIONAL 5+/- ACRES!! Give Will Hairston or Clint Flowers a call for more details at 855.NLR.LAND.

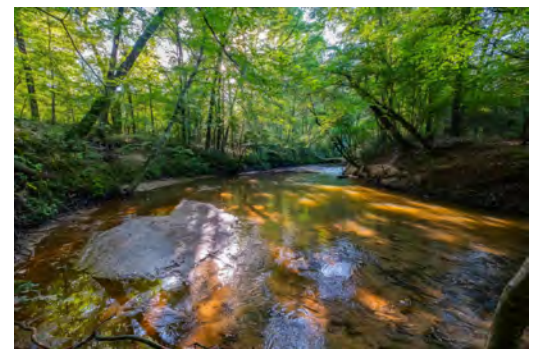
PARCEL #/ID: Multiple

TAXES: \$1,051/year (2020)

ADDRESS:

70 Co Rd 824

Valley Grande, AL 36701



PROPERTY HIGHLIGHTS:

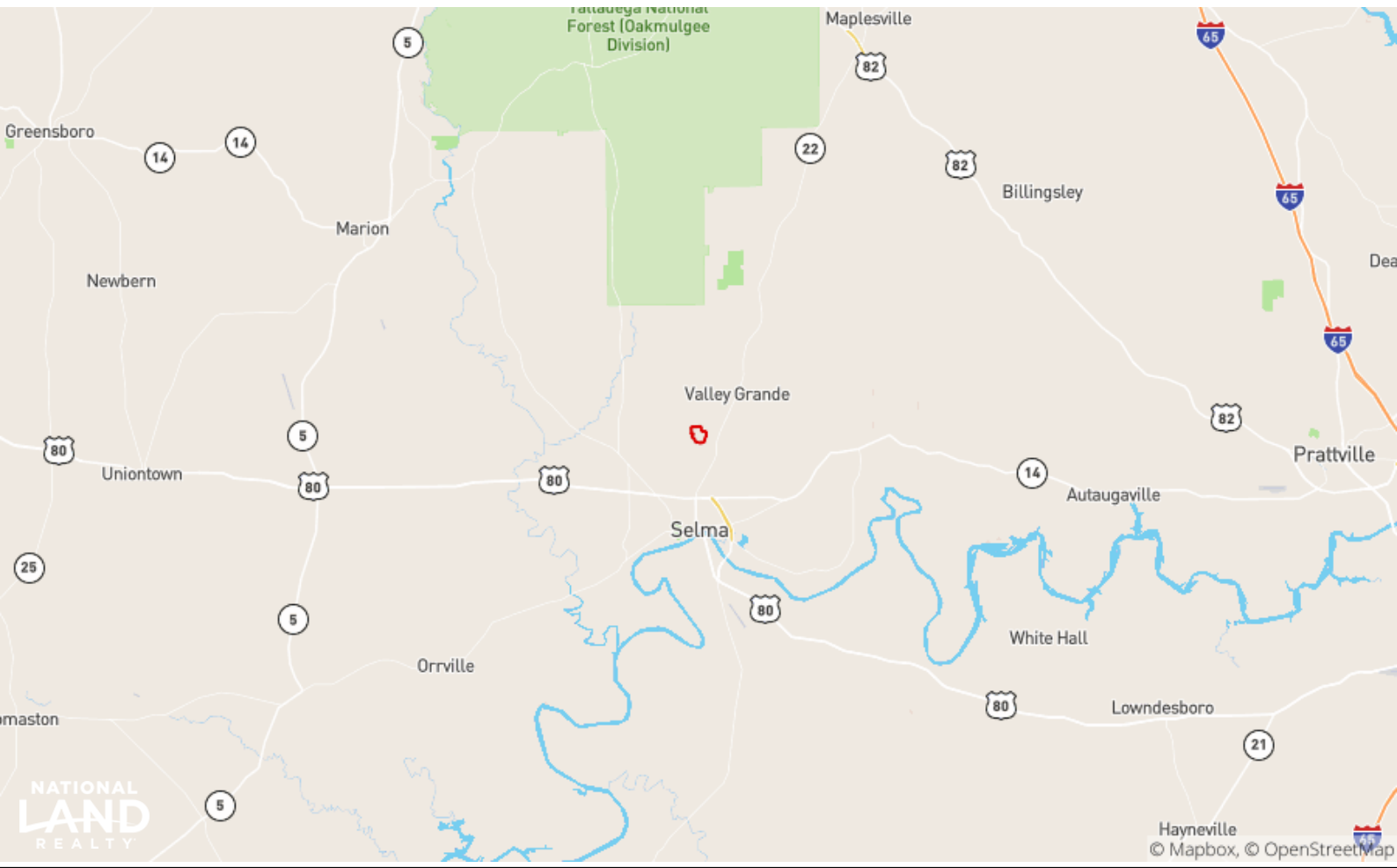
- Beautiful Farm, Hunting, And Timber Investment
- Valley Creek Flows Along The East Boundary
- 7+ Acre Stocked Fishing Lake
- Fenced Pastures And Hay Fields
- Food Plots Loaded With Deer And Turkey
- Mature Pines And Hardwoods
- Excellent Road System
- Paved Road Frontage
- Very Private And Secluded
- Surrounded By Large Land Owners
- A CUSTOM HOME IS ALSO AVAILABLE WITH AN ADDITIONAL 5+/- ACRES!!

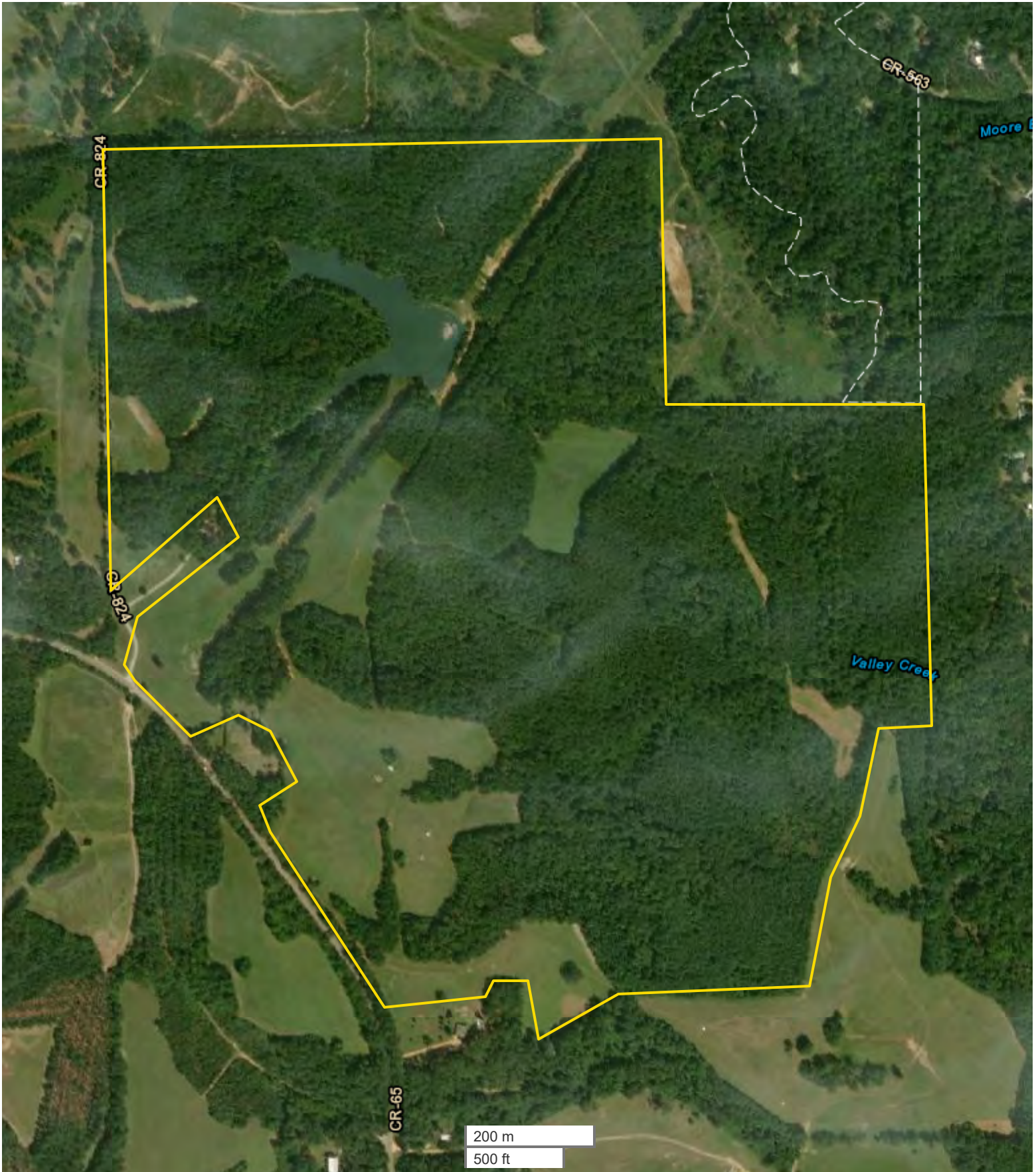
LOCATION:

Located in Valley Grande, AL, 60 miles from Montgomery, 75 miles to Tuscaloosa, 90 miles to Birmingham, and 160 miles to Mobile, with paved road frontage on Dallas County Road 824.

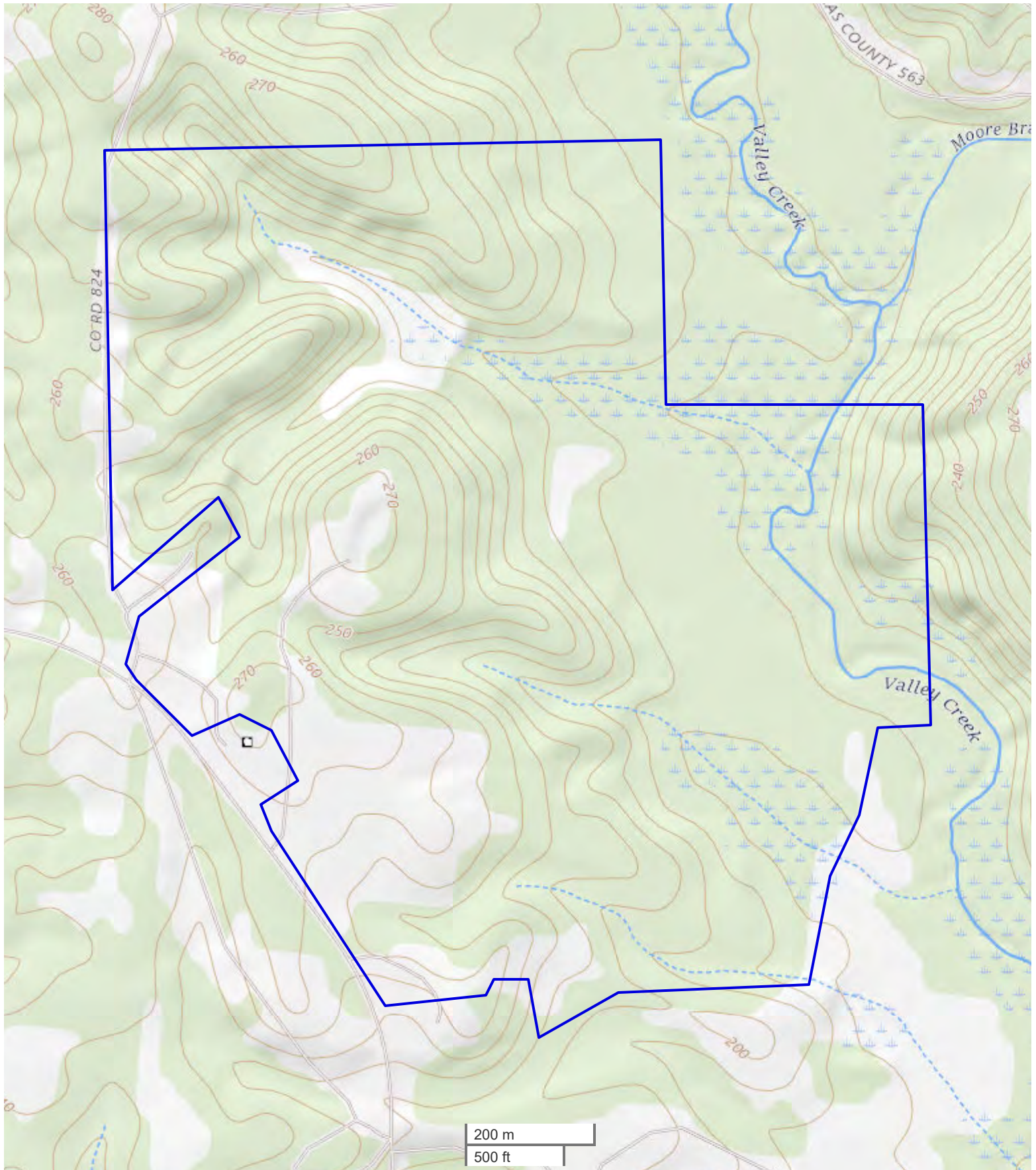
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1947126





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



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







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.**