

WILD TURKEY ACRES & CABIN

200 +/- Acres
Lauderdale County, AL
\$400,000

NEW LISTING

NATIONAL LAND REALTY®



NATIONAL
LAND
REALTY®

National Land Realty
112 South Main Street
Suite 201
Tuscumbia, AL 35674
www.NationalLand.com



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Cell: 256.394.3525
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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:

Turn Key Prime Hunting Land and Furnished Cabin with Shooting Range. 200 +/- acres on Texas Ridge in Lauderdale County, AL. Cabin is in great condition, consisting of appliances, bedroom with 2 beds, 1 bath, covered front and back porch, underground electric, well water and view of Pickwick Lake. Property is covered with wild eastern turkeys and whitetail deer! 7 wildlife food plots with shooting houses and tripod stands. 50 +/- acres of mature hardwoods on north side of CR83, 88 +/- acres of 15-20 year old planted pines. 2 spring fed branches, 1 wet year round. Barn style storage building converted into shooting house with allotted shooting targets. Adjoining properties participate in quality deer management. Only 25 minutes from Florence. Near Brush Creek Park and boat ramp. This one won't last long! Contact Listing Agent Seth Thompson: 256-394-3525 or sthompson.nationalland.com

PARCEL #/ID: 12-01-01-0-000-004.002

TAXES: \$650/year (2020)

ADDRESS:

1490 County Rd 83
Waterloo, AL 35677



PROPERTY HIGHLIGHTS:

- Turn Key Prime Hunting Land
- Furnished Cabin w/ View of Lake
- 200 +/- Acres in Lauderdale County, AL
- Shooting Range
- 7 Wildlife Food Plots w/ Stands
- Barn Style Storage Building
- Abundant Turkey and Deer Population

LEGAL DESCRIPTION:

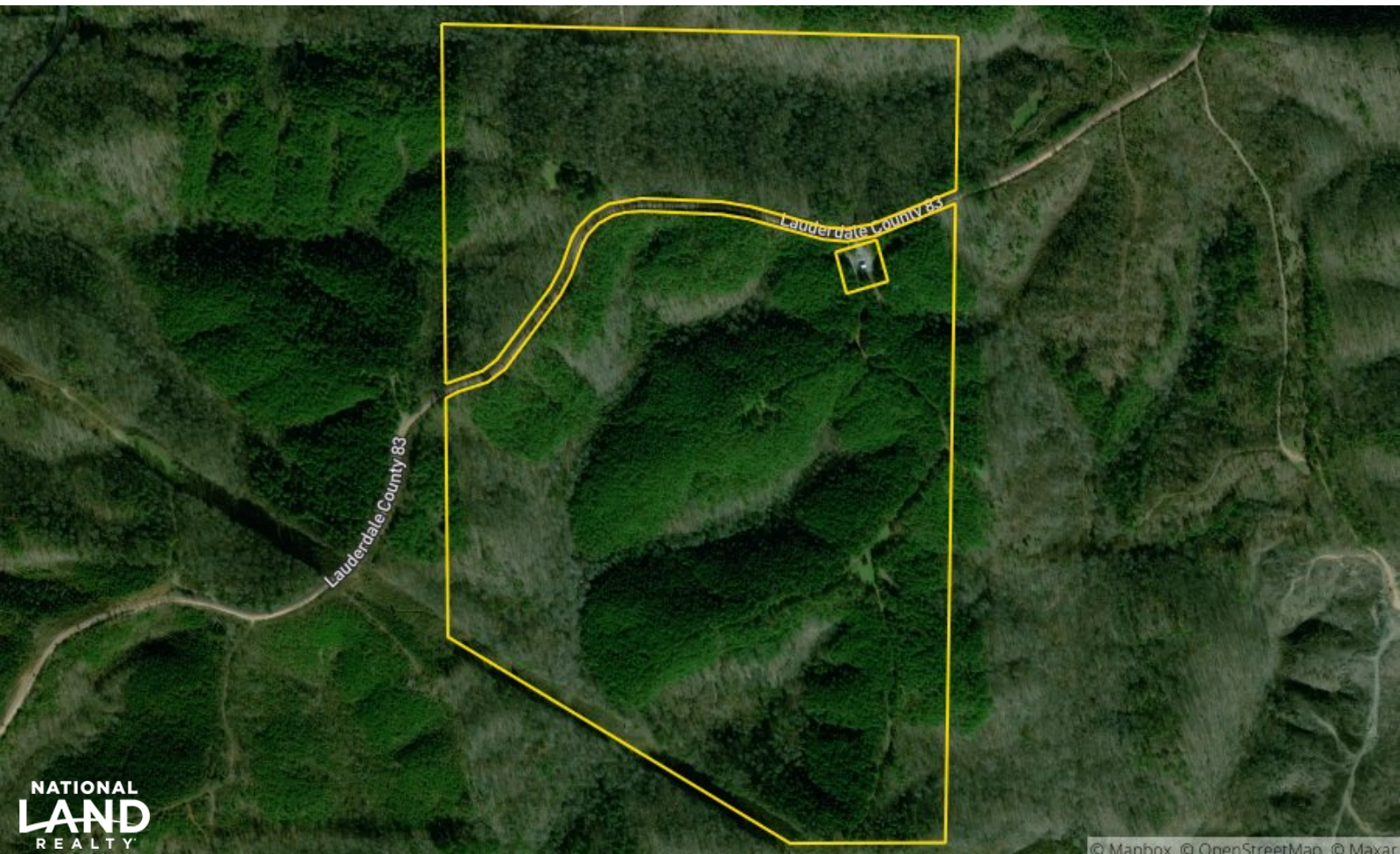
200 AC/C IN THE W/2 OF SEC 1 T2S R14W

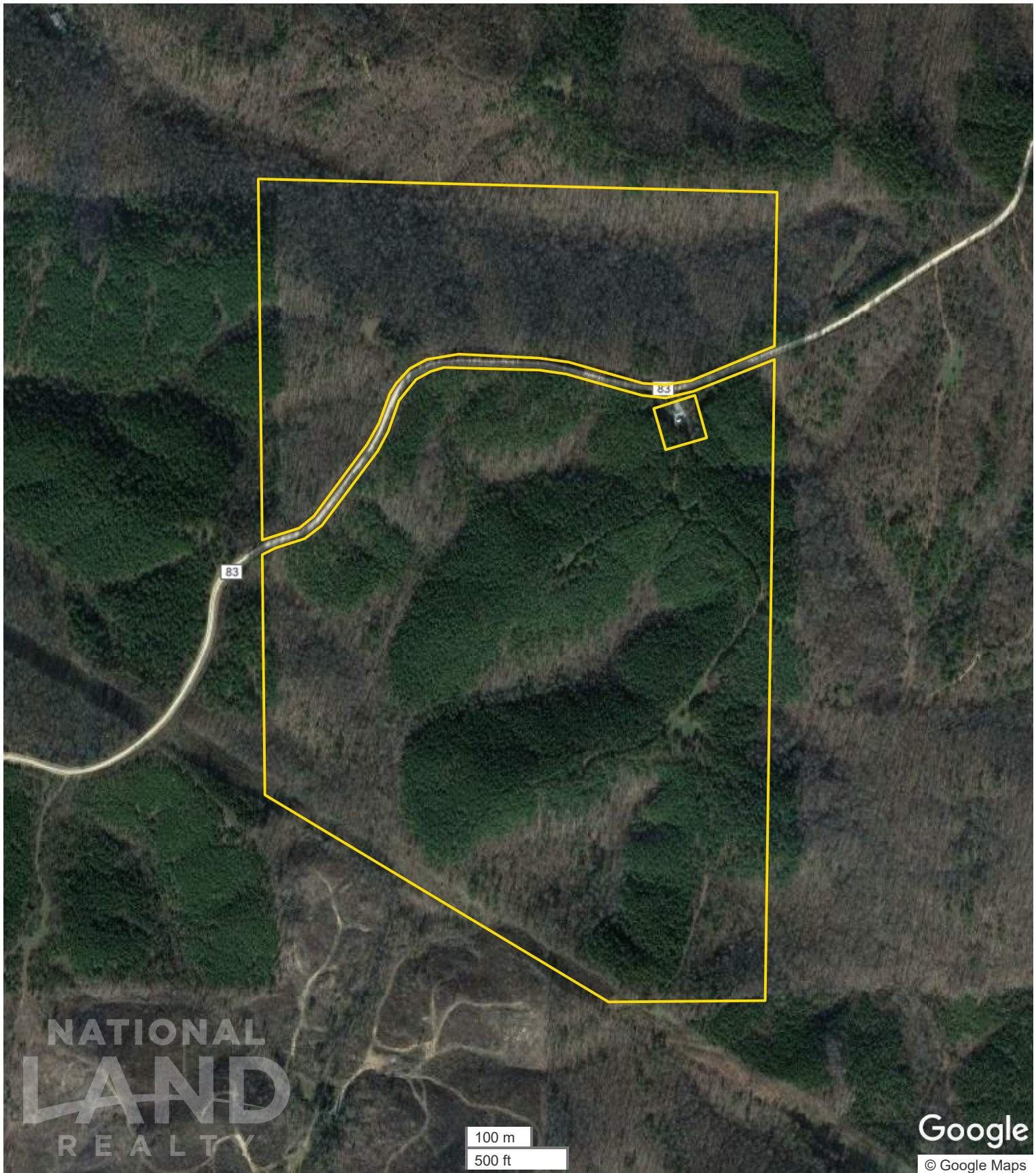
LOCATION:

From HWY 20 (Savannah Hwy), turn on CR 14 (Waterloo Rd) for 21 miles, turn right (north) onto CR 133, then an immediate right onto CR 83 (gravel road) for .2 miles. Gated entrance to cabin is at the cell tower on right.

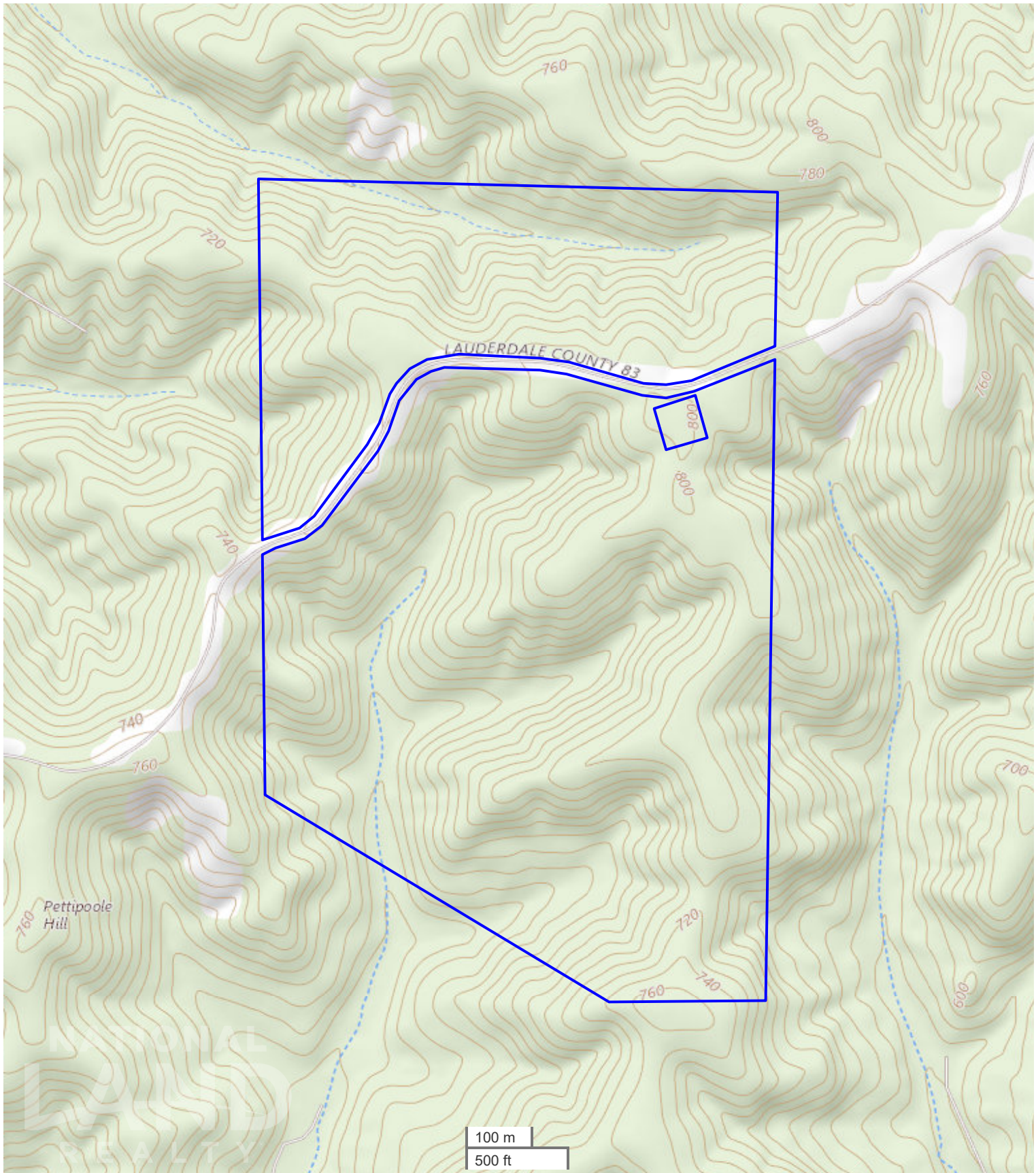
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2061791





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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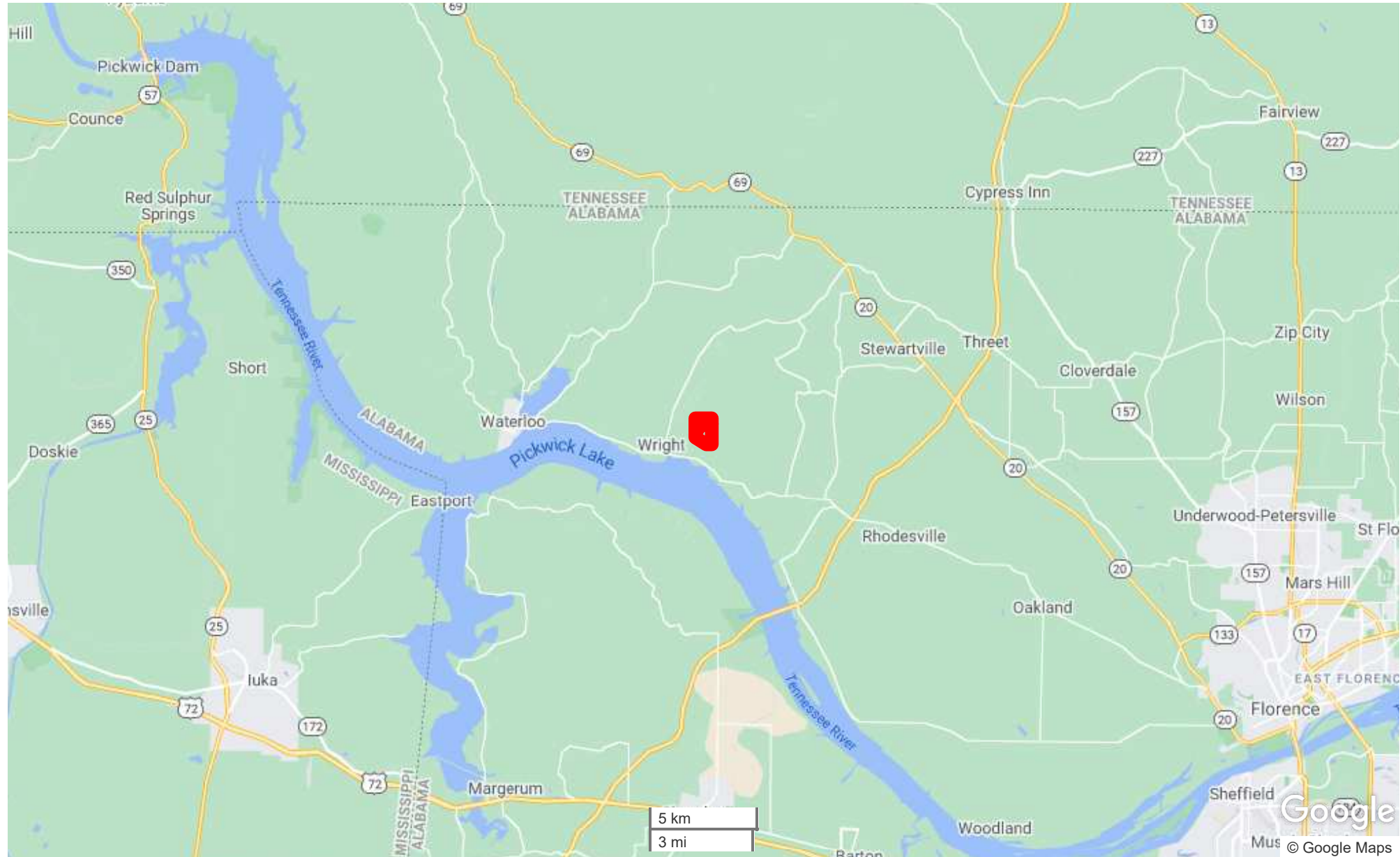


SETH THOMPSON
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Whitten Property: Location
200 AC/C IN THE W/2 OF SEC 1 T2S R14W
County Rd 83, Lauderdale County, AL



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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.

Seth Thompson

Agent Print Name

DocuSigned by:



Agent Signature

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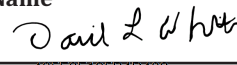
4/7/2021

Date

David Whitten

Consumer Print Name

DocuSigned by:



Consumer Signature

465F6F195B4D482...

4/9/2021

Date

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NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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