

**ONEONTA HOME SITE,
RECREATIONAL, AND
HUNTING TRACT**

19 +/- Acres

Blount County, AL

\$100,000

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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 in Oneonta less than seven miles from I-59, this property boasts a gorgeous year-round creek, mature mixed hardwood and pine timber, and power already in place along the deeded access. There is a fantastic spot along the creek for camping or hunting. The timber is comprised of large pines and mature hardwood that provide value for wildlife as well as in the form of a potential timber sale. The tract would also make for a nice home site if desired. Public water is nearby.

PARCEL #/ID: 081804200000006006, 081804200000006001, 081804200000006002

TAXES: \$162/year (2020)

ADDRESS:

0 Phillips Dr
Oneonta, AL 35121

LOCATION:

From I-59 N: Take exit 166 and turn left onto US-231 N. Go 5.4 miles. Turn left onto Gulf Road and go 1.5 miles. Turn left and go past the house on the left. See sign straight ahead.

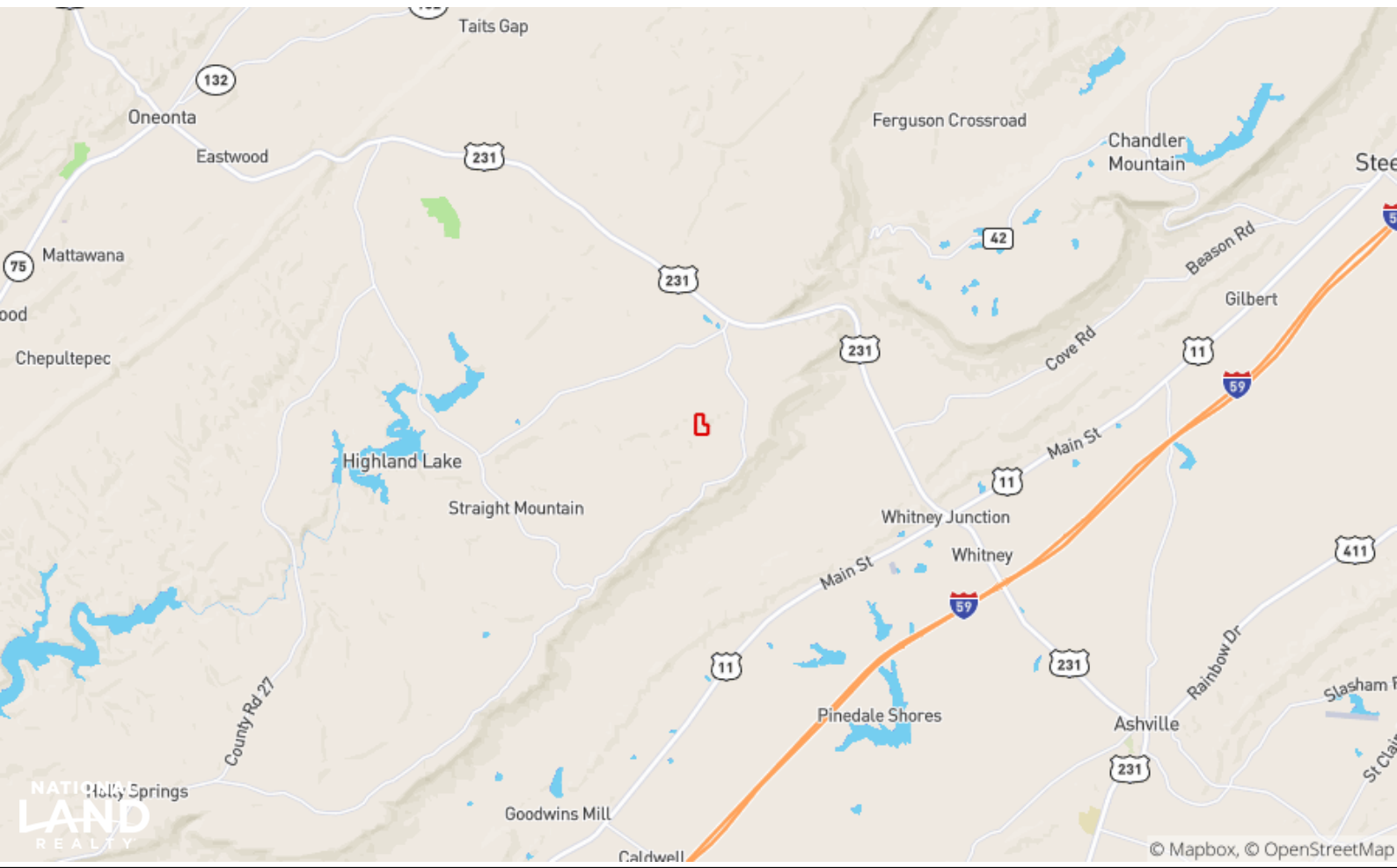


PROPERTY HIGHLIGHTS:

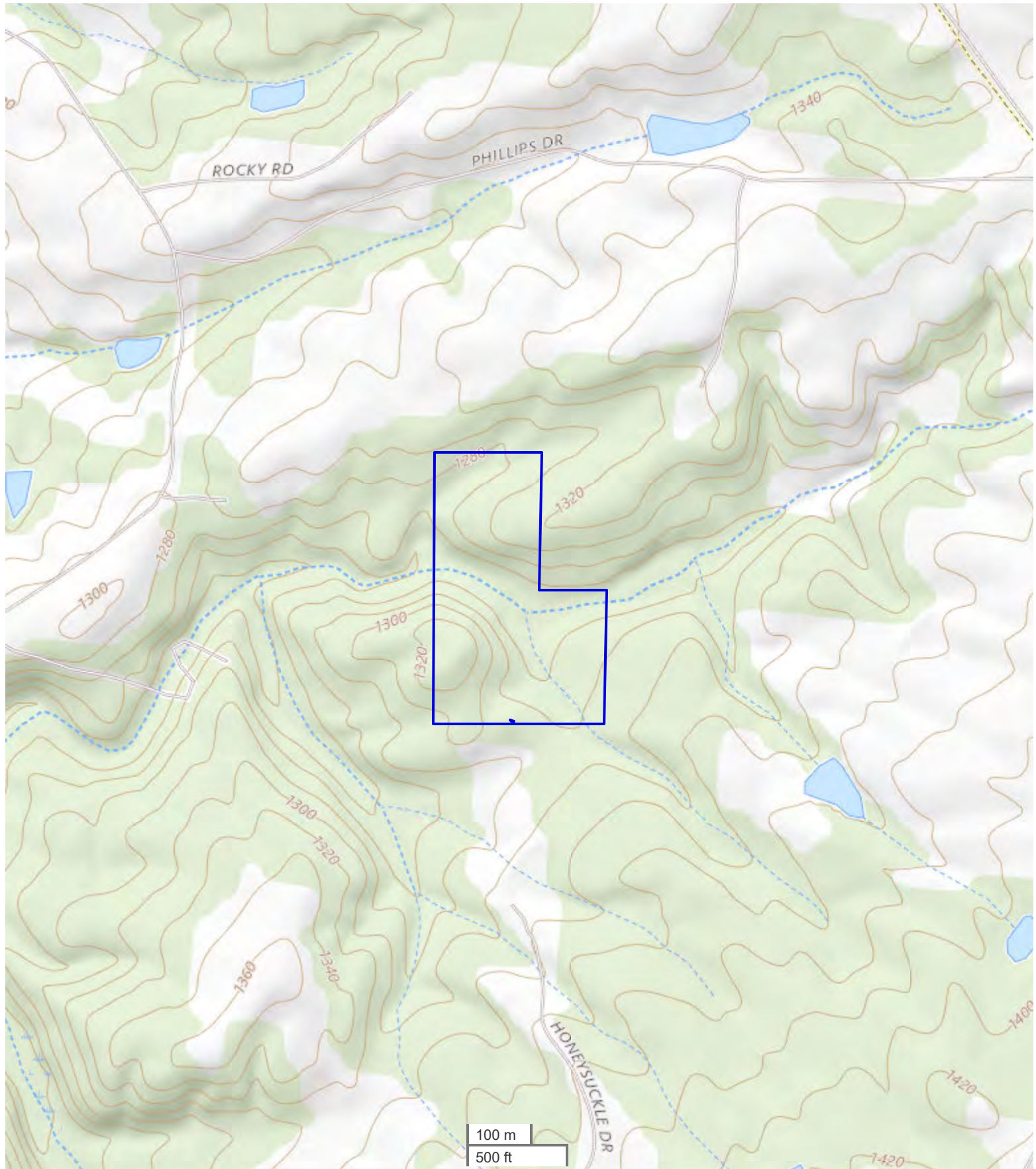
- Gorgeous creek
- Located less than 7 miles from I-59
- Mature hardwood and pine timber
- Utilities available

VIEW FULL LISTING:

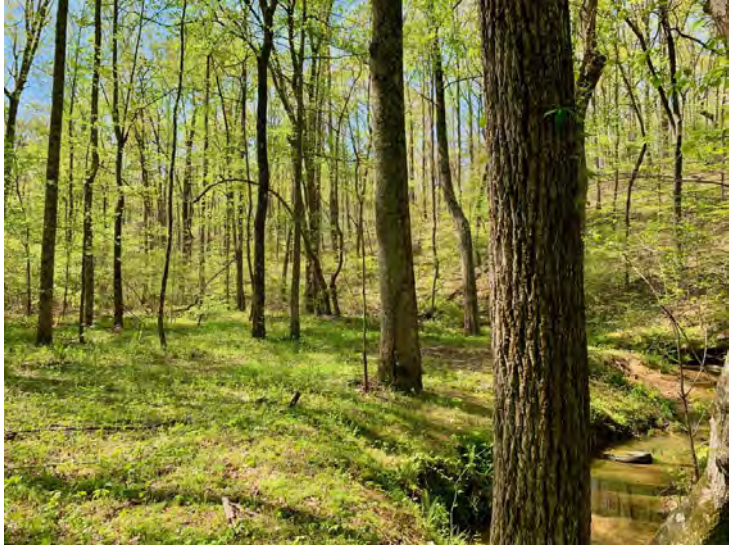
www.nationalland.com/viewlisting.php?listingid=2061838







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.**