

**ALLIGATOR BAYOU
ESTATES HOMESITE**

4 +/- Acres

Mobile County, AL

\$88,000

**NATIONAL
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REALTY®**



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



Barkley Gannon
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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:

There's an old saying, "They ain't making any more of it". This saying could not be more true for this property. If privacy is important to you, this property will suit that desire. Only seven total lots will be sold in this estate. With flat terrain, mature pine trees, and a tributary of Dog River out your backdoor, there is no shortage of great views to build your custom home around. Located just twenty minutes from downtown Mobile, this is a great chance to have seclusion with close access to local amenities. Underground power is present at the property. Call Barkley Gannon at 251-218-3134 for a private showing.

PARCEL #/ID: R023216010008001.010

TAXES: \$78/year (2018)

ADDRESS:

Lot 7B Alligator Bayou Estates
Theodore, AL 36582

LOCATION:

Take I-10 W to exit 17A-B towards Dauphin Island, Tillmans corner. Turn left on Rabbit Creek Dr then Right on Old Rangeline Rd Take a left on Riverview Point Dr. Entrance to Alligator Bayou Estates is down on the Right.



PROPERTY HIGHLIGHTS:

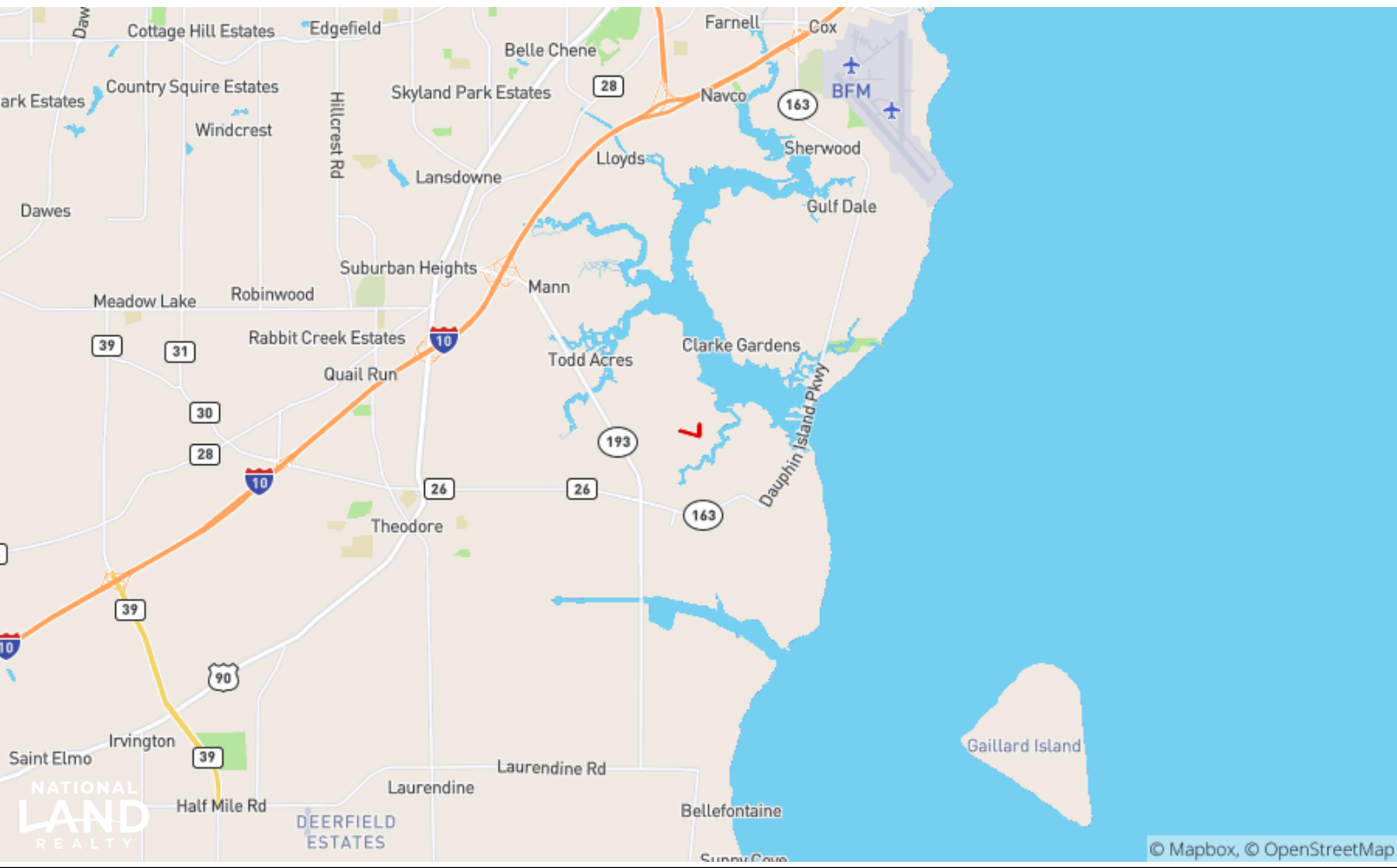
- Home Site
- Private Estate
- Build a Custom Home
- Dog River
- Underground Power
- 20 minutes from Downtown Mobile, AL

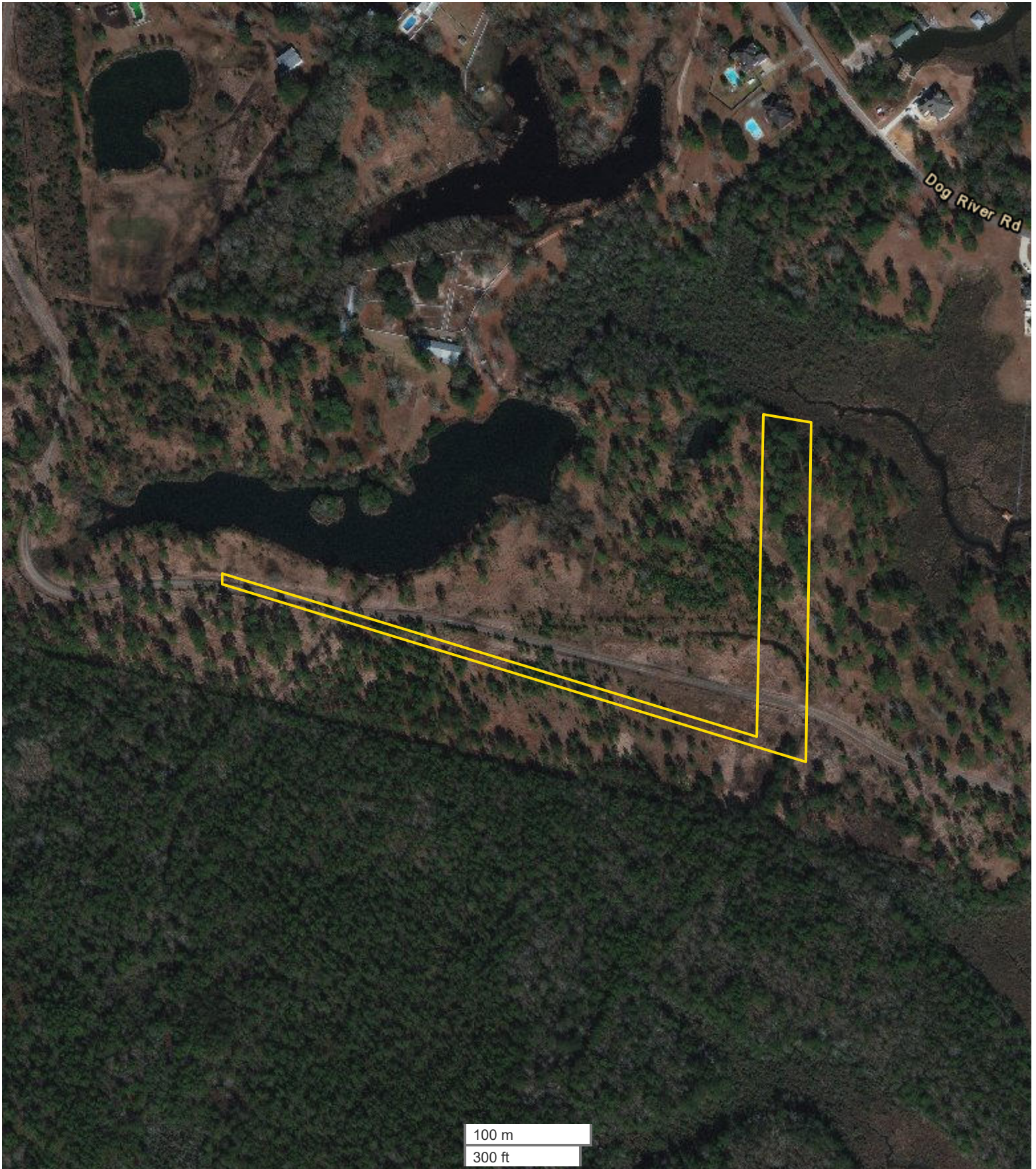
LEGAL DESCRIPTION:

PART OF LOT 7-B ALLIGATOR BAYOU SUBDIVISION, RESUBDIVISION OF LOT 7 MBK 12/2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7-B THEN RUN NORTHWESTERLY 1550 FT(S) THEN NORTH 25 FT THEN SOUTHEASTERLY 1420 FT

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1388562



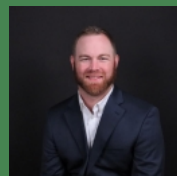




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**