

**CALEBEE CREEK
TRACT**

**94.12 +/- Acres
Macon County, AL**

\$211,500

**NATIONAL
LAND
REALTY®**



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OVERVIEW:

This hunting, recreation, timber, and real estate investment has frontage on Hwy 29 and Davisville St in Tuskegee, AL. The property consists of 71+/- acres of merchantable bottomland hardwoods, 12+/- acres of merchantable planted pines, 6+/- acres of open water duck ponds, 5+/- acres of established food plots, and numerous old creeks that meander through and hold ducks. Excellent duck, deer, turkey, and other small game hunting with shooting houses in place and internal roads to get to those perfect hunting areas. Great location only 35 minutes from Auburn, 50 minutes from Montgomery, 55 minutes from Troy, and 54 minutes from Columbus, Georgia. Call Jerry Joe Ingram at 334-300-4273 or Drew Nix at 334-782-8754 to schedule your private showing today!

PARCEL #/ID: 16093200000210000

TAXES: \$985/year (2019)

ADDRESS:

0 Davisville St
Tuskegee, AL 36083



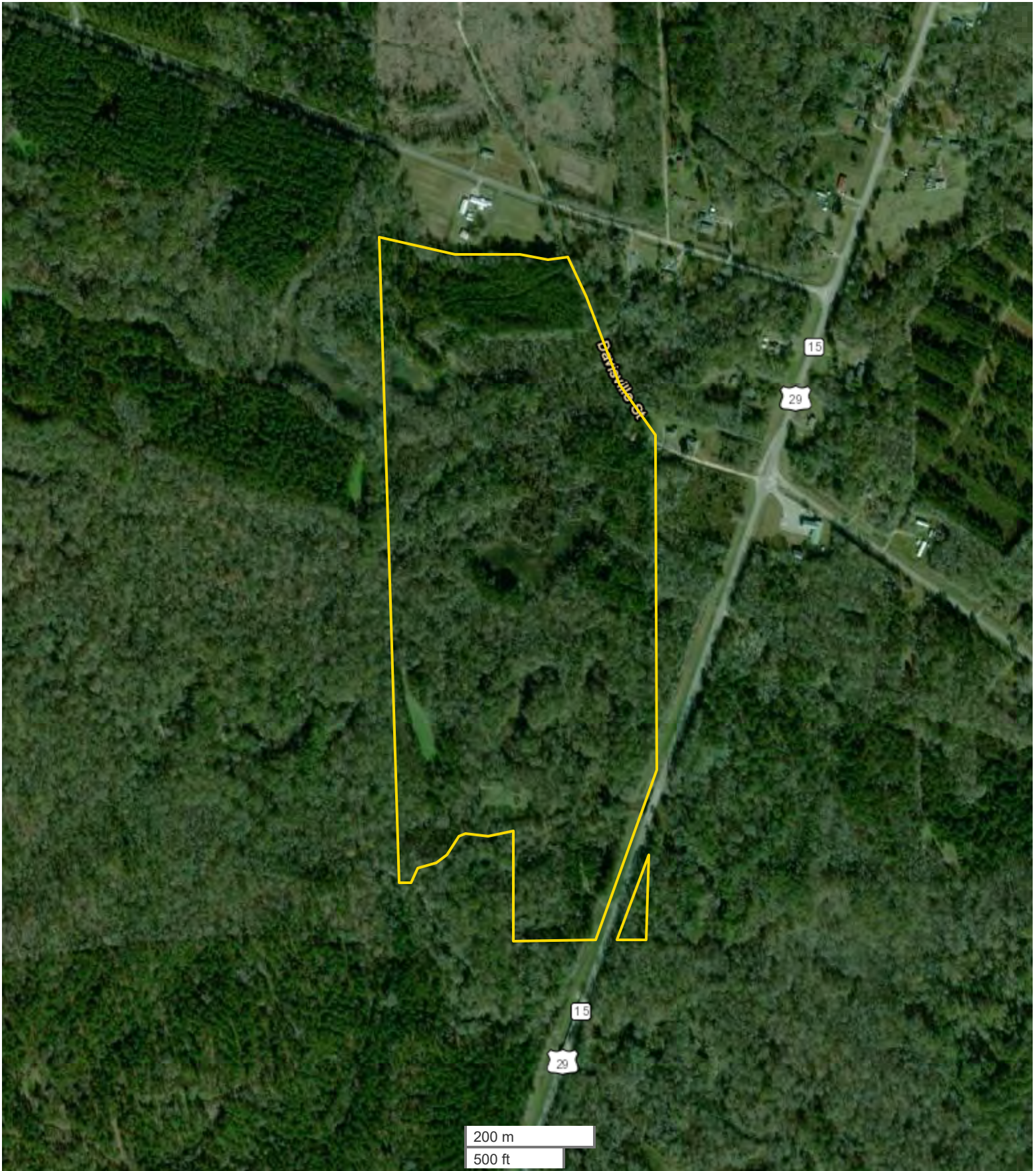
PROPERTY HIGHLIGHTS:

- Level elevations ranging from 290 ft elevations along drains to 310 ft elevations along ridges.
- Soil types in higher elevations consists of Lynchburg fine sandy loam and Ocilla loamy fine sand. This area is currently in merchantable planted pine and merchantable hardwood natural pine mix. Site index on these soils ranges from 85 to 90 ft for loblolly pine and 80 to 100 ft for most hardwoods present.
- The lower elevations soils consist of Kinston-Mooreville complex. This area is currently in merchantable hardwoods and duckponds. Site index on these soils are 90 ft for loblolly pine and 80 to 85 ft for most hardwoods present.
- Access from both Macon County Road 47 and US HWY 29 South.
- Excellent duck, deer, and turkey hunting with shooting houses, established food plots and internal roads
- Great location only 35 minutes from Auburn, 50 minutes from Montgomery, 55 minutes from Troy, and 54 minutes from Columbus, Georgia

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1946358







**Macon Co. Al.
94+/-Acres**

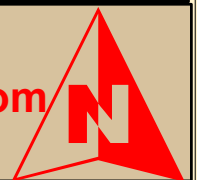
- Food Plot
- Merch HWD
- Pine 1st Thin
- Pine Unthin
- Swamp

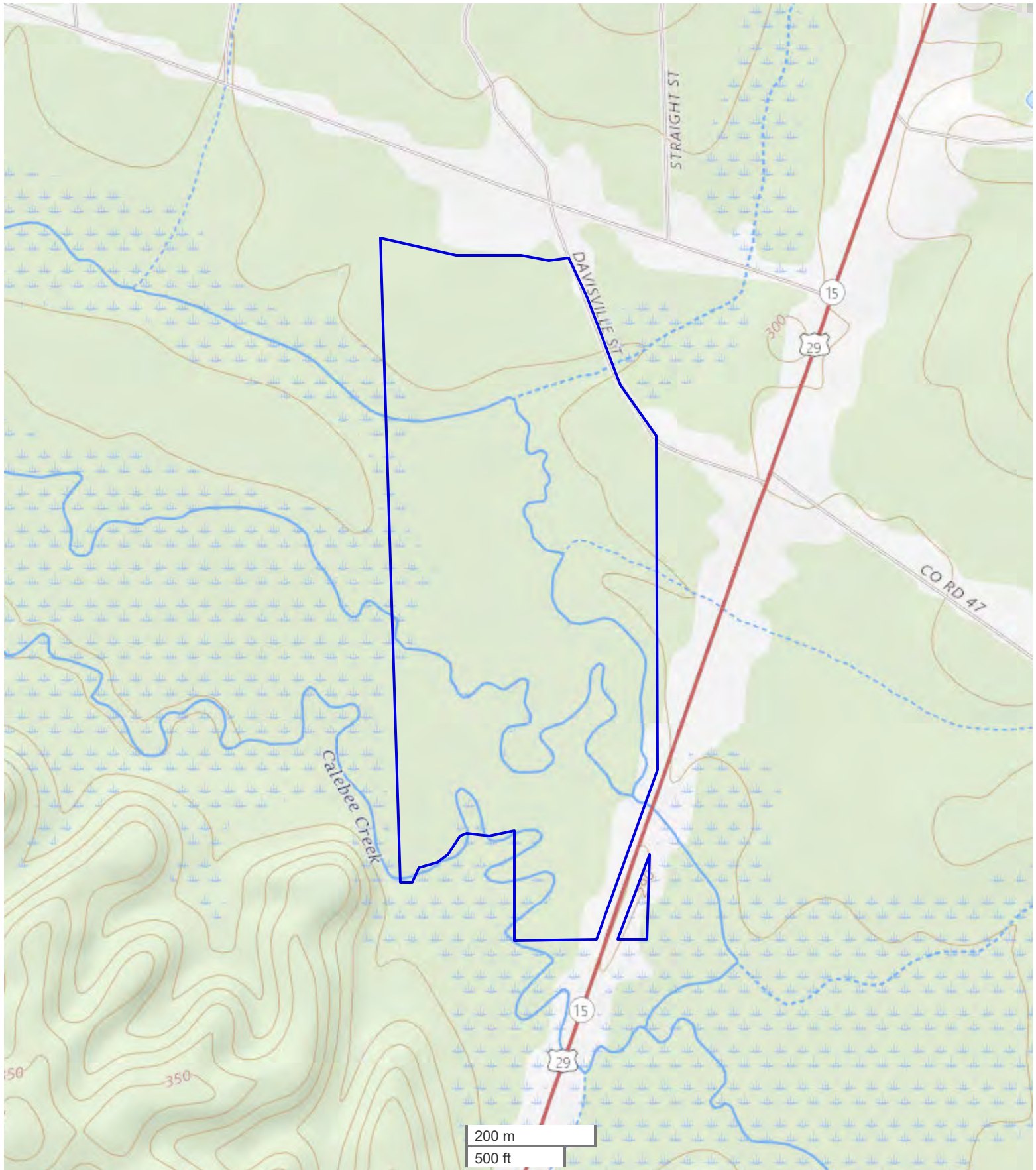
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Map Prepared By: Jerry Joe Ingram 334-300-4273

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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.**