

**DIVISIBLE TROPHY
HUNTING TIMBER FISH
AND FARM TRACT**

1,260 +/- Acres

Dallas County, AL

\$2,896,740

**NATIONAL
LAND
REALTY®**



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REALTY®**

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OVERVIEW:

This diverse farm has it all: timber, agricultural land, catfish ponds, duck ponds, and a hunting lodge. Located in the fertile Alabama Black Belt between Orrville and Selma at Beloit, an area renowned for its abundance of trophy whitetail deer, turkey, dove, duck, and other hunting opportunities, enjoy easy access with paved frontage on Highway 22 and CR 189, miles of internal gravel roads that rival many county roads, and an array of income producing opportunities from cattle, timberland, catfish farming, hunting, and row crop production, all on one tract. Previously used to host commercial hunts, the 2 bedroom hunting lodge with sleeping loft has 3.5 bathrooms, stone fireplace, open floor plan ideal for entertaining, and expansive views of the surrounding farmland. The downstairs mud/locker room could be an additional bed or bunk room, and the walk-in cooler with conveyor makes it easy to store your wild game. There is a bunkhouse with a full bath just outside the lodge that can sleep 4-8, and the efficient brick farmhouse just to the East with 5 bedrooms and 3 baths could be used for guests, office, owner's lodge, or caretaker's home. The 440+/- acres of timber consists of hardwood plantation, pine plantation, natural oak hammocks, and beautiful areas of mature, natural hardwood. The 465+/- acres of open land includes both fenced and unfenced pasture that are flat to gently rolling, with multiple barns, silos, and sheds present, and the 28 catfish ponds with power and pumps throughout encompass 367+/- acres. There are several duck ponds and strategically placed food plots, and Tatum Creek flows through the property providing several large potential fishing lake sites. Two additional waterfront homes are available for purchase if desired and



DIVISIONS WILL BE CONSIDERED. Tracts of this quality are rarely available in this region. Call Clint Flowers, ALC at 855.NLR.LAND for more information.

PARCEL #/ID: Multiple

TAXES: (Call Agent for Details)

ADDRESS:

0 Hwy 22 W
Beloit, AL 36767

LOCATION:

Contact us for property location details.

ACREAGE BREAKDOWN:

1260+/- acres

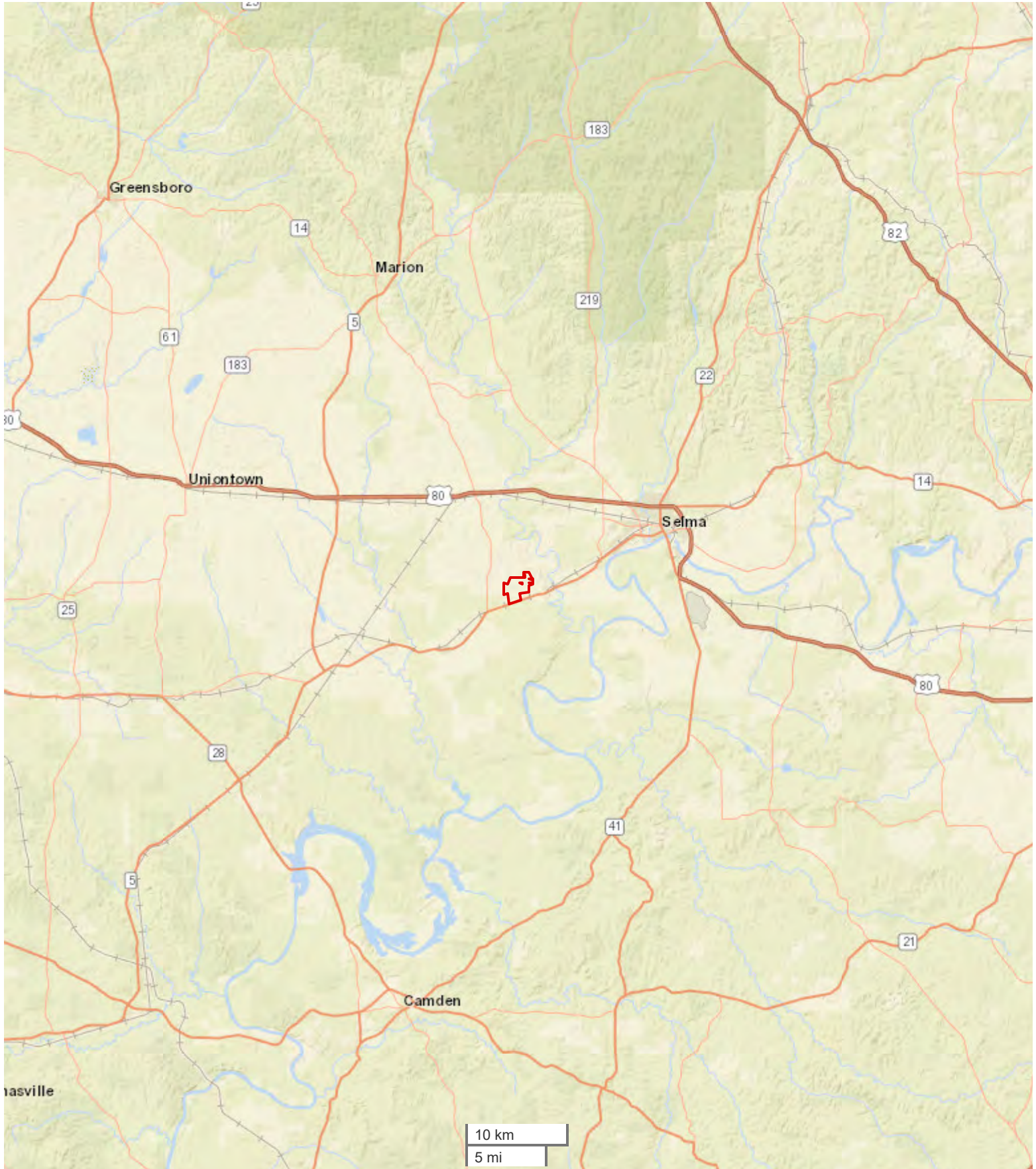
PROPERTY HIGHLIGHTS:

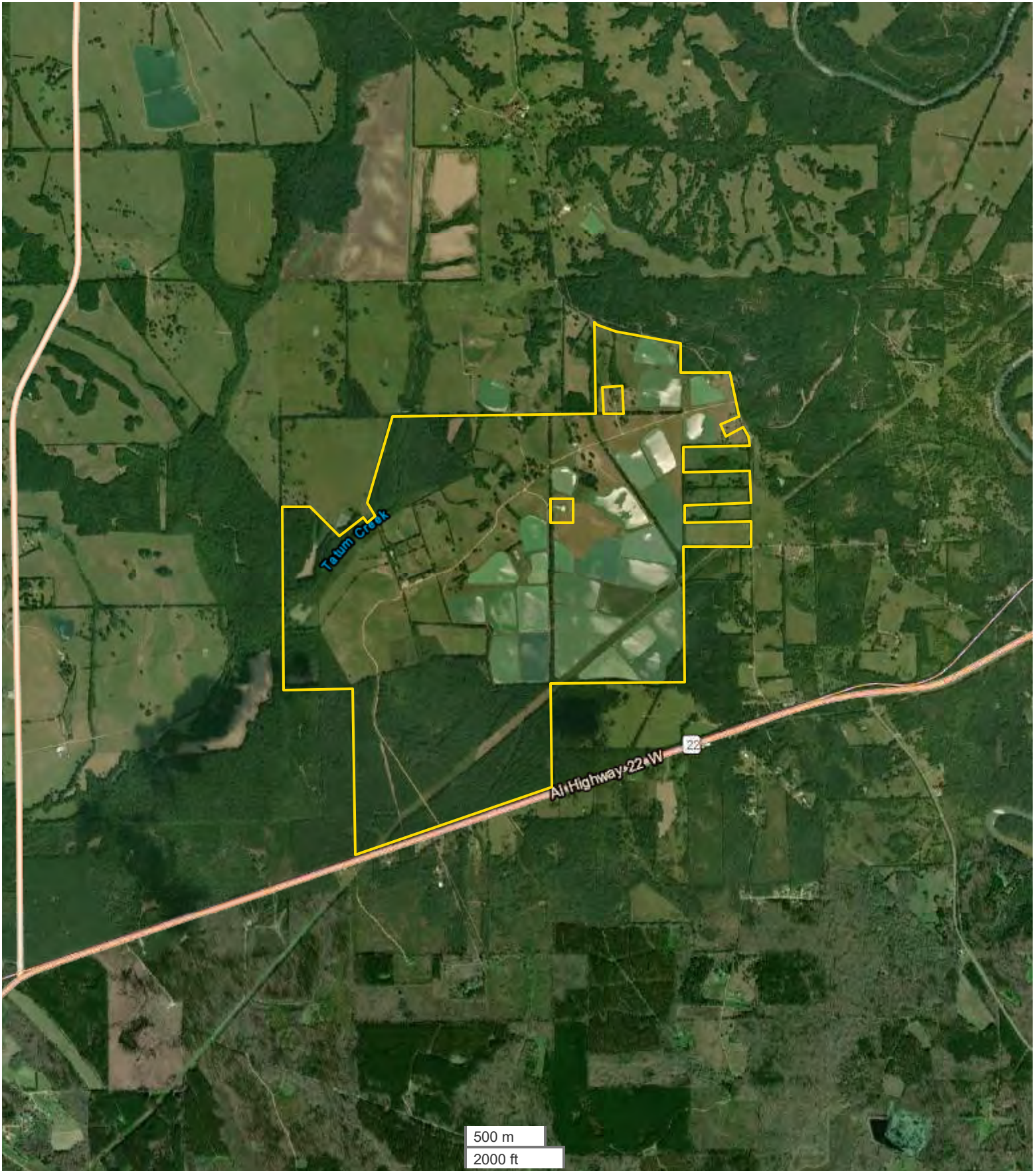
- Located in the fertile Alabama Black Belt near Beloit, known for fantastic hunting and strong soils
- Easy access with paved frontage on Hwy 22 and CR 189.
- Miles of internal gravel roads that rival most county roads
- Array of income producing opportunities
- 2 Bedroom hunting lodge with sleeping loft has 3.5 bathrooms
- The downstairs mud / locker room could be an additional bed or bunk room, and the walk in cooler with conveyor makes it easy to store your wild game.
- There is a bunkhouse with full bath just outside the lodge that can sleep 4-8
- Efficient brick farmhouse just to the East with 5 bedrooms and 3 baths could be used for guests, office, owner's lodge, or caretaker's home
- 440+/- acres of timber consists of hardwood plantation, pine plantation, natural oak hammocks, and beautiful areas of mature, natural hardwood
- 465+/- acres of open land includes both fenced and unfenced pasture that are either flat to gently rolling
- Multiple barns, silos, and sheds present, and the 28 catfish ponds with power and pumps throughout encompass 367+/- acres
- Multiple duck ponds
- Tatum Creek flows through the property providing several large potential fishing lake sites
- Two additional waterfront homes are available for purchase if desired
- DIVISIONS WILL BE CONSIDERED

VIEW FULL LISTING:

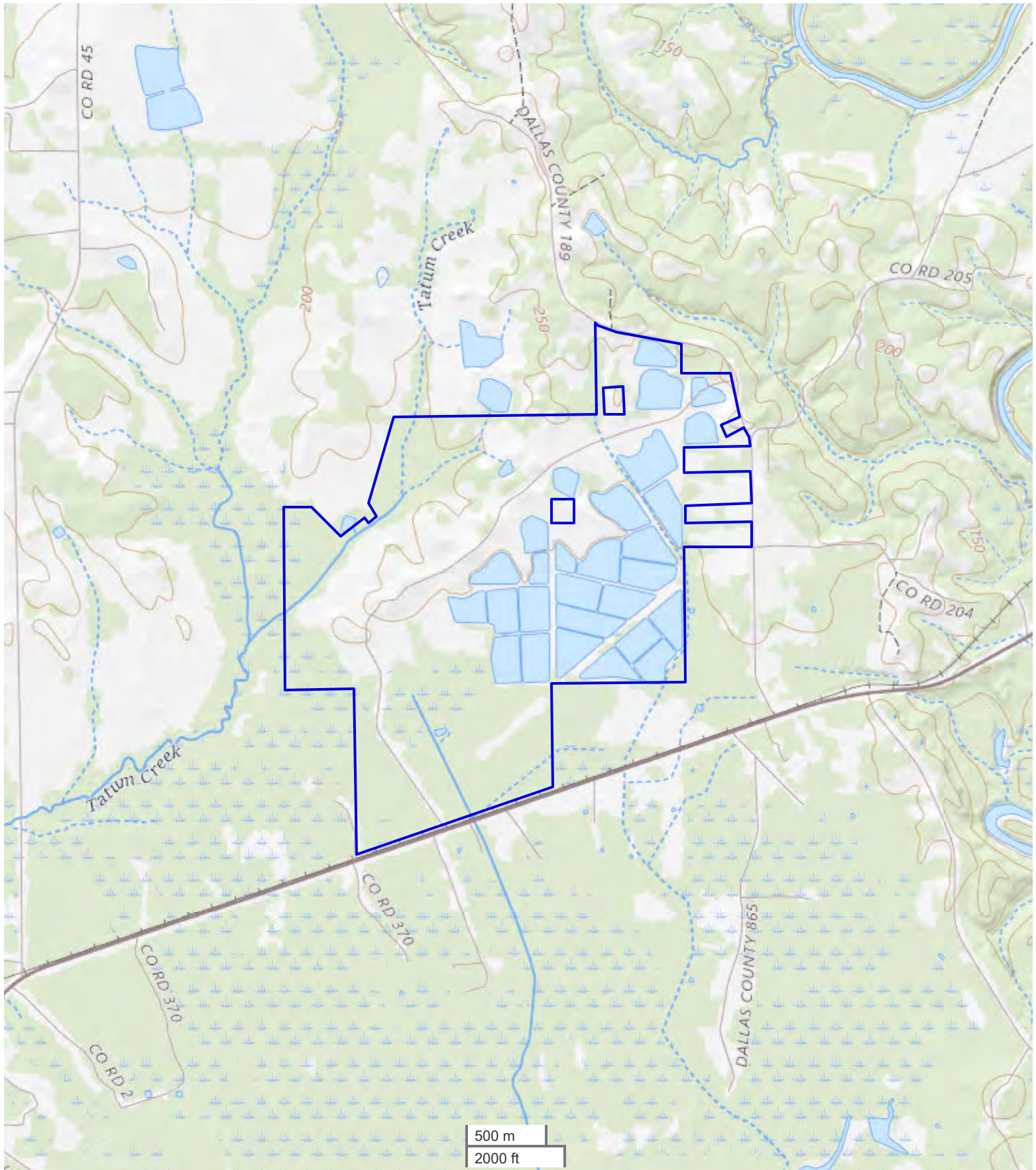
www.nationalland.com/viewlisting.php?listingid=1429780



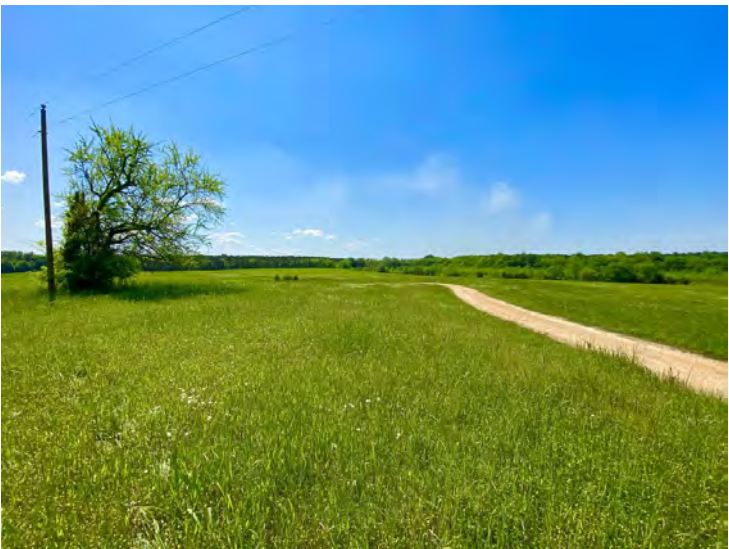
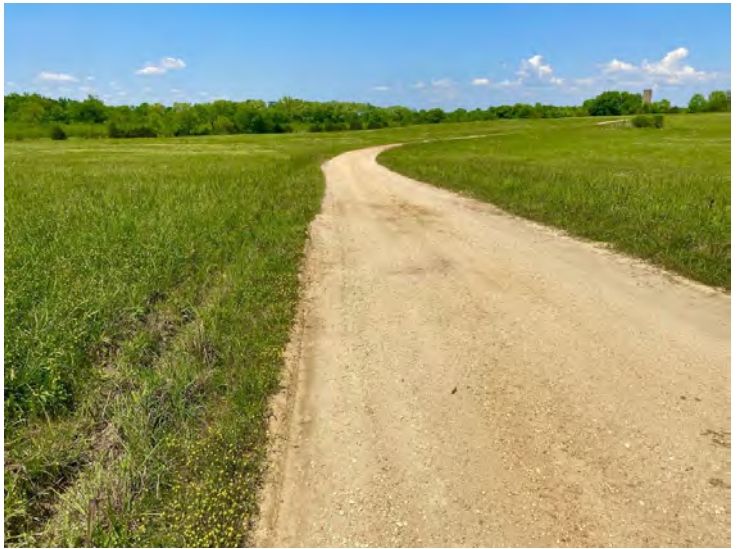




All boundary lines noted in pictures, aeriels or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**