

**VANCE TIMBER
INVESTMENT AND
HUNTING TRACT**
120 +/- Acres
Tuscaloosa County, AL
\$260,000

**NATIONAL
LAND
REALTY®**



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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:

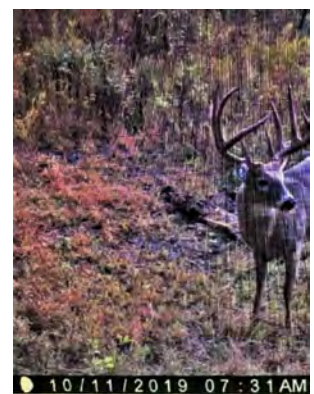
This timber investment and hunting property features 120 acres of good quality planted pines located just around the corner from the Mercedes plant in Vance, AL. Two gates on the property open up to separate, well constructed roads that wind through the land. There are 2 small food plots and 2 larger food plots on the tract, providing hunting opportunities for both deer and turkey. A large streamside management zone on the south end of the tract would make an ideal bow hunting location, with the larger timber and creek serving as a funnel for deer to move through the property throughout the day and a roost location for turkeys at night. The property is bordered by larger landowners and timber company land that is properly managed for both timber and wildlife. The location is convenient to both Birmingham and Tuscaloosa, just a few miles from US Highway 11 and Interstate 20/59. Tracts in this area do not last long so call today for a private tour!

PARCEL #/ID: 63 28 01 12 0 000 003.000, 63 28 01 12 0 000 003.001

TAXES: (Call Agent for Details)

ADDRESS:

Bama Rock Garden Road
Vance, AL 35490



PROPERTY HIGHLIGHTS:

- Good quality pine plantation
- Well-constructed road system
- Gated entrances
- 4 food plots
- Close to Mercedes
- Convenient to Birmingham and Tuscaloosa

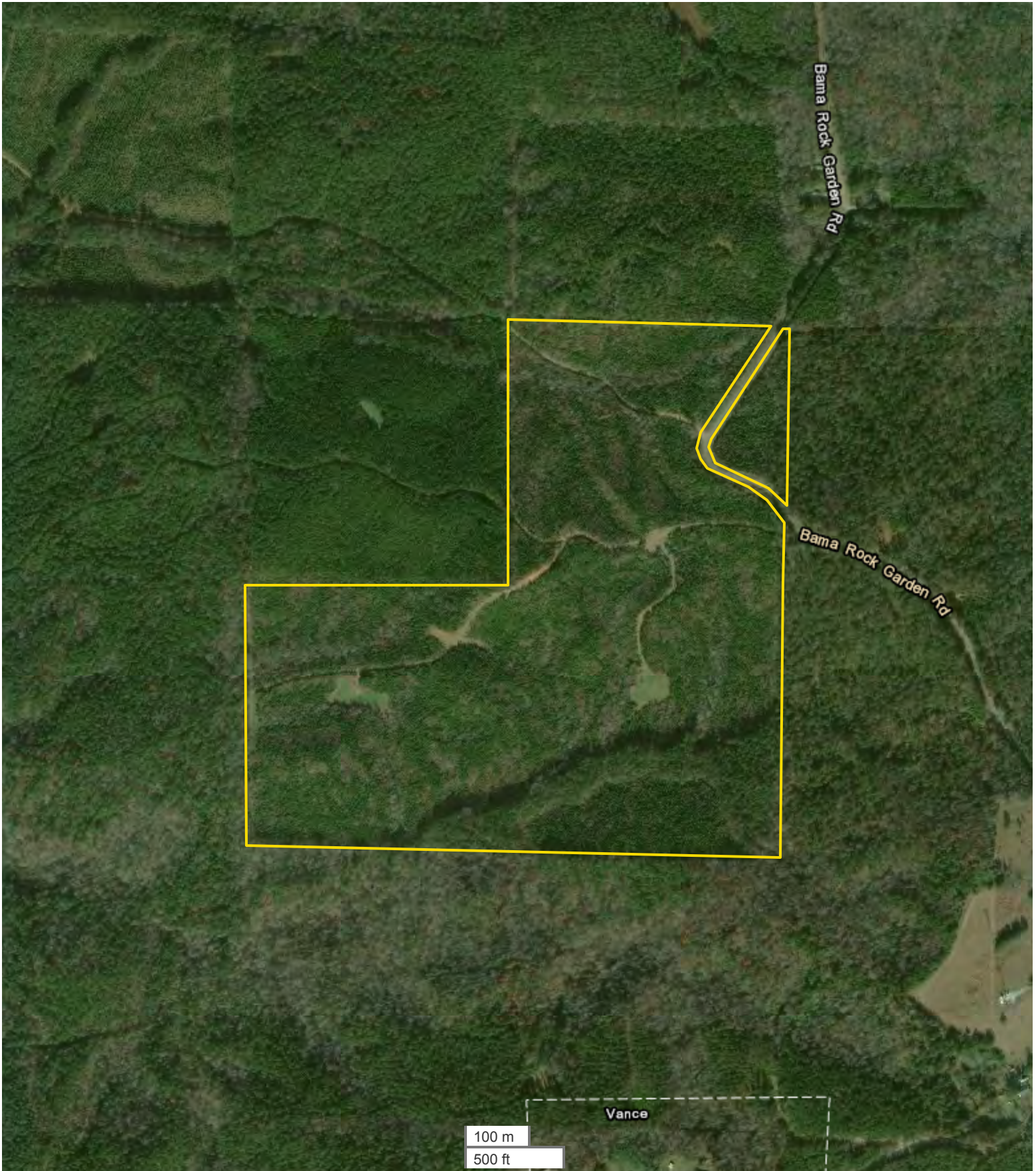
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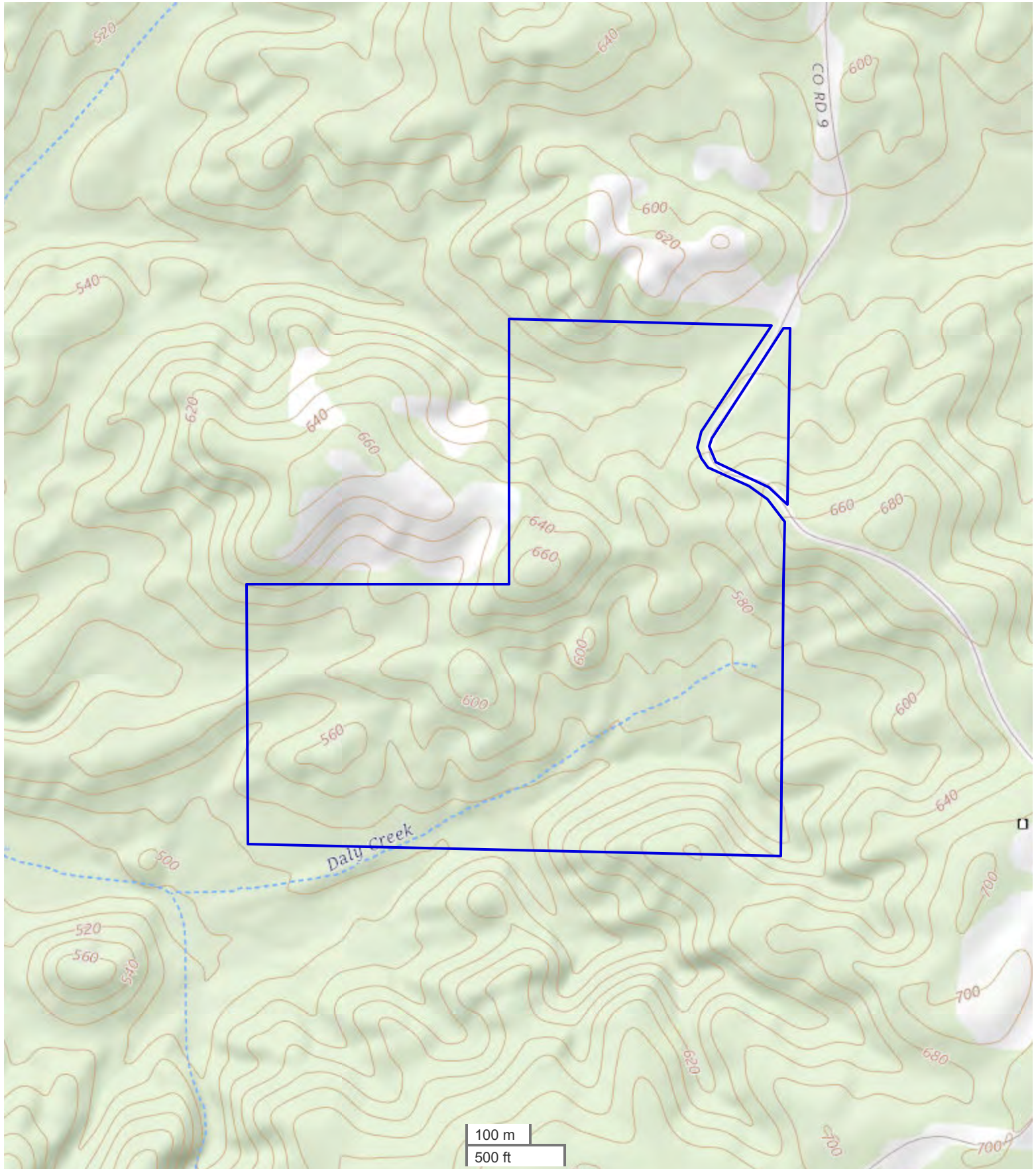
Contact us for property location details.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2010749







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.**