

**FEATHER HILL QUAIL,  
DEER, DOVE & DUCK  
HUNTING**

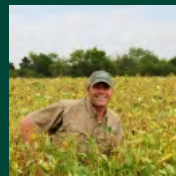
**160 +/- Acres  
Sumter County, AL  
\$410,000**

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**NATIONAL  
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**National Land Realty**  
2809 8th Street  
Tuscaloosa, AL 35401  
[www.NationalLand.com](http://www.NationalLand.com)



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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:

160 acres near the town of Livingston, Alabama. Feather Hill is a one-of-a-kind turnkey property that has been managed for wildlife for the past 15 years. Numerous big whitetail deer have been harvested off of this property, along with a healthy herd that can be seen as you tour the property. Feather Hill's current main use is for quail hunting. There are miles of trails and areas to hunt with habitat that is well groomed for quail. There is also an 80x30 flight pin on the property for quail. The dove hunts on Feather Hill are proven to be hot action due to the year-round dove habitat that is provided by the current owner. Additionally, there is a 5-acre controlled flood duck swamp that can be drained and planted for the area waterfowl . Above it is a 2-acre bream and bass lake. The one-bedroom cabin is filled with Pecky Cypress and boast a beautiful view of the landscape. If views are what you are after, there is a small hill on the property that provides long range views and is an amazing spot to watch the sunset.

**PARCEL #/ID:** 13083400000020000, 13083400000030000, 13083400000040010

**TAXES:** (Call Agent for Details)

### ADDRESS:

0 McCainville Road/ I-20/59  
Livingston, AL 35470

### LOCATION:

Contact us for property location details.

### ACREAGE BREAKDOWN:

160+/- acres

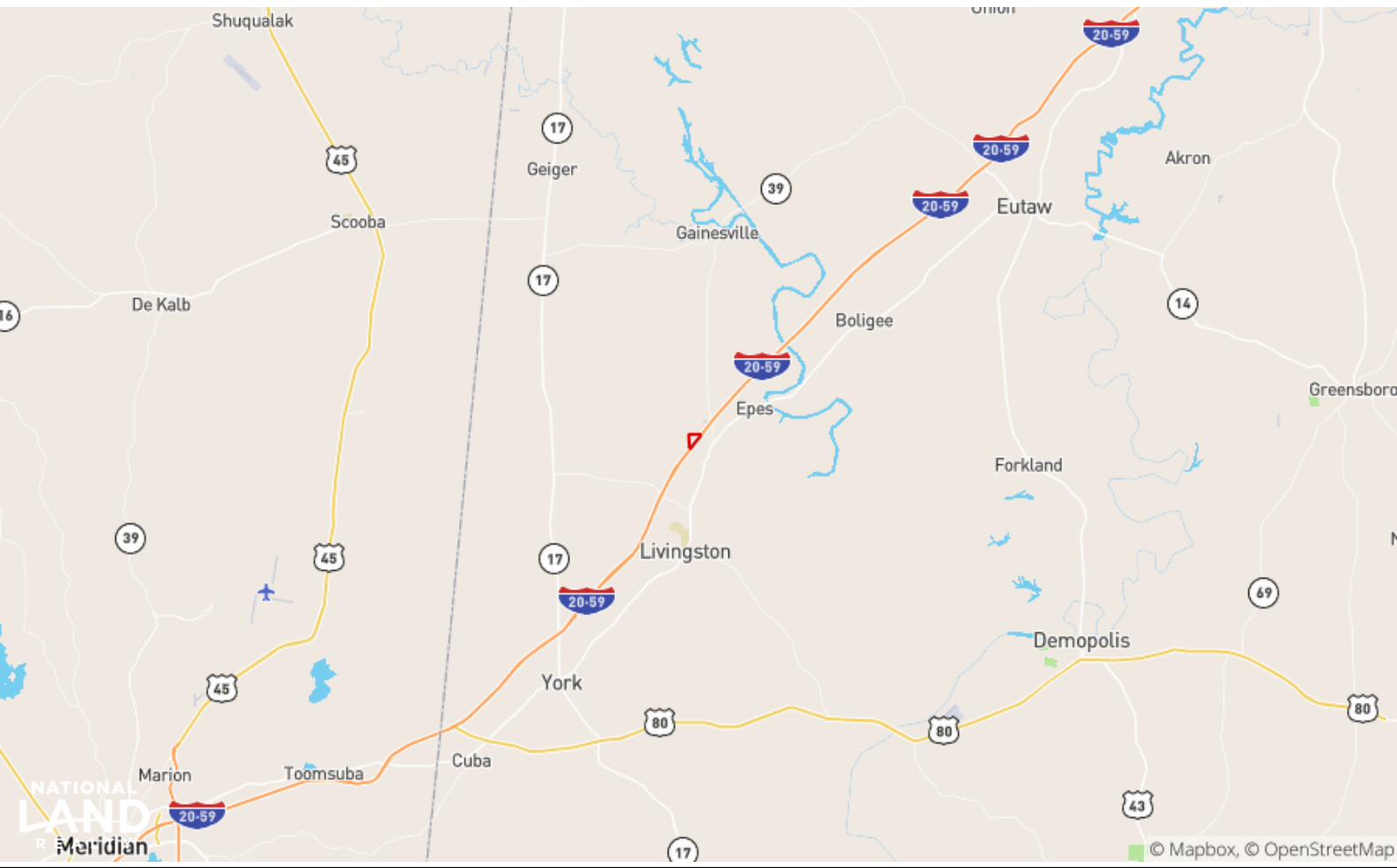


## PROPERTY HIGHLIGHTS:

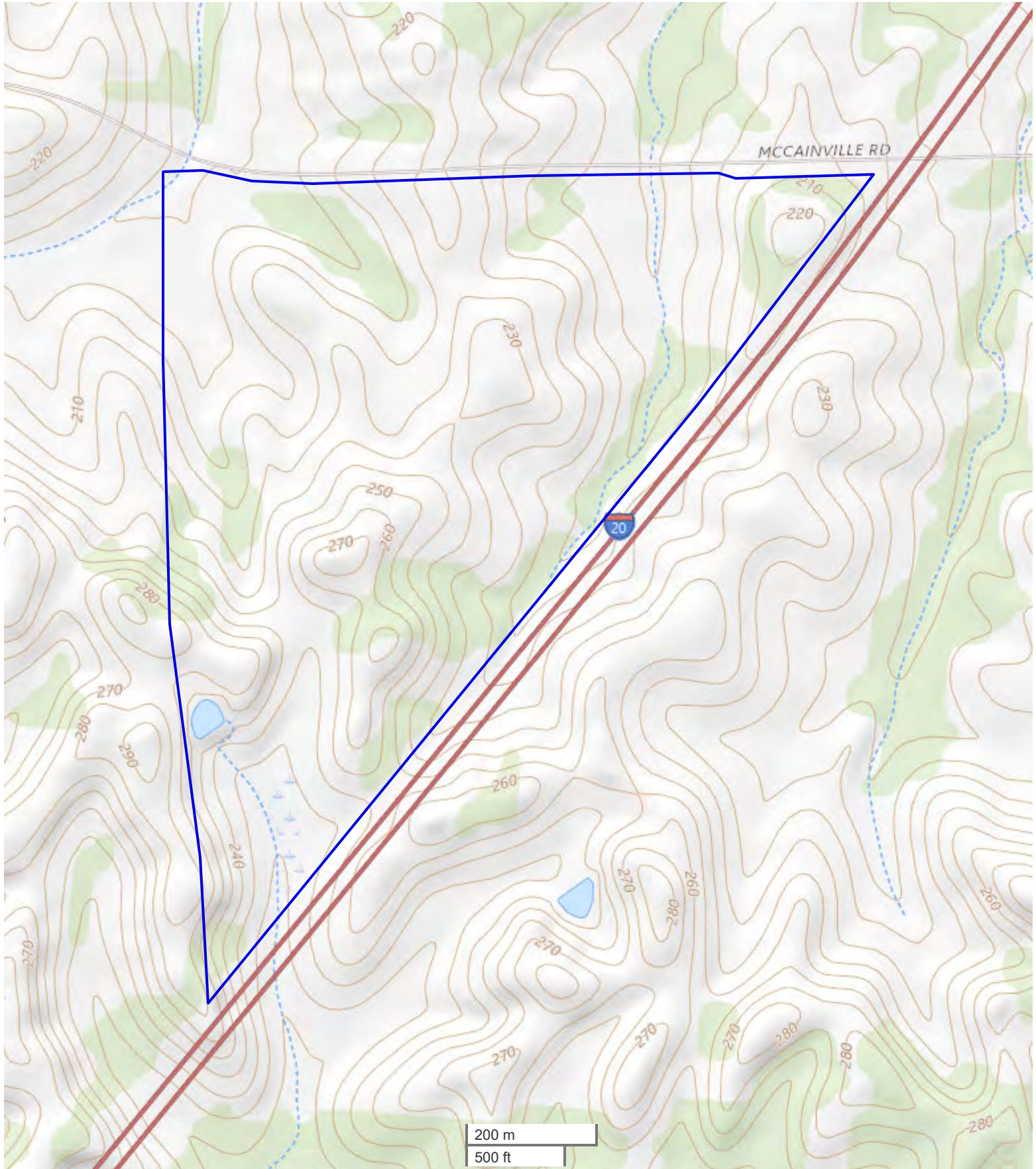
- Trophy Deer Hunting
- Duck Hunting
- Dove Hunting
- Very well-designed quail course and habitat
- Wonderful Cabin and camp area

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=2063040](http://www.nationalland.com/viewlisting.php?listingid=2063040)





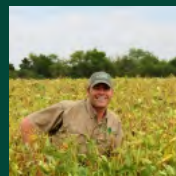


*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*





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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.**