

**DOUBLE CHURCH  
ROAD FARM**  
306.6 +/- Acres  
Lowndes County, AL  
**\$764,967**

**NATIONAL  
LAND  
REALTY®**



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



**Jerry Joe Ingram**  
Office: 205.343.2110  
Cell: 334.300.4273  
Fax: 864.331.1610  
[Jingram@nationalland.com](mailto:Jingram@nationalland.com)



**Mitchell Jones**  
Office: 855.657.5263  
Cell: 205.529.5500  
Fax: 888.672.1810  
[Mjones@NationalLand.com](mailto:Mjones@NationalLand.com)

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.

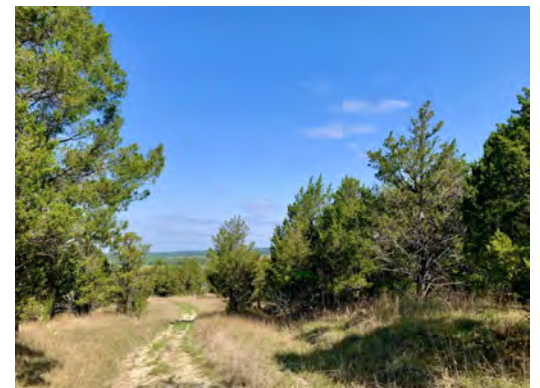


### **OVERVIEW:**

Double Church Road Farm is one of the most stunning pristine tracts available today! From flat, rich agricultural fields to mature upland hardwood, the diversity on this property is one of the finest and most unique qualities that we have encountered. This property has miles of picturesque views from hardwood ridge tops that would make the perfect spot to build that dream cabin. Located in Alabama's fertile Black Belt soil region along the Alabama River drain basin. This drain basin area consists of thousands of acres of productive forest and farmland and is considered to host some of the best trophy deer and turkey hunting in the Southeast. The mix of food, nutrition, cover, and water on this property is ideal for producing high quality wildlife in abundance. Finding properties that have unspoiled old growth hardwood stands with total peace and tranquility are very hard to find. This is simply a beautiful property give us a call for your personally guided tour today. Jerry Joe Ingram 334-300-4273 Mitchell Jones 205-529-5500 Will Hairston 334-349-2001

**PARCEL #/ID:** 451206240000001.001, 451206240000003.000

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

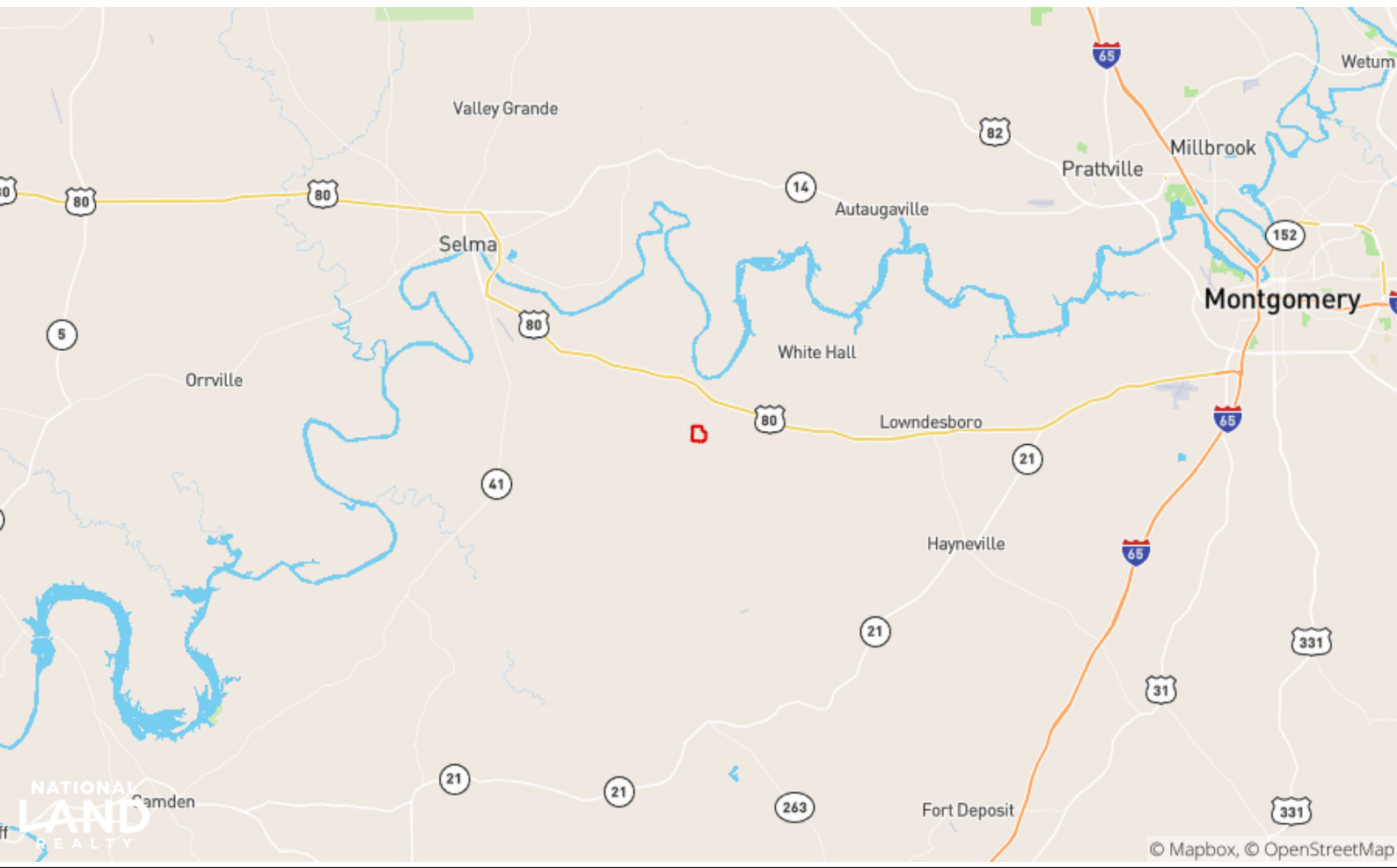


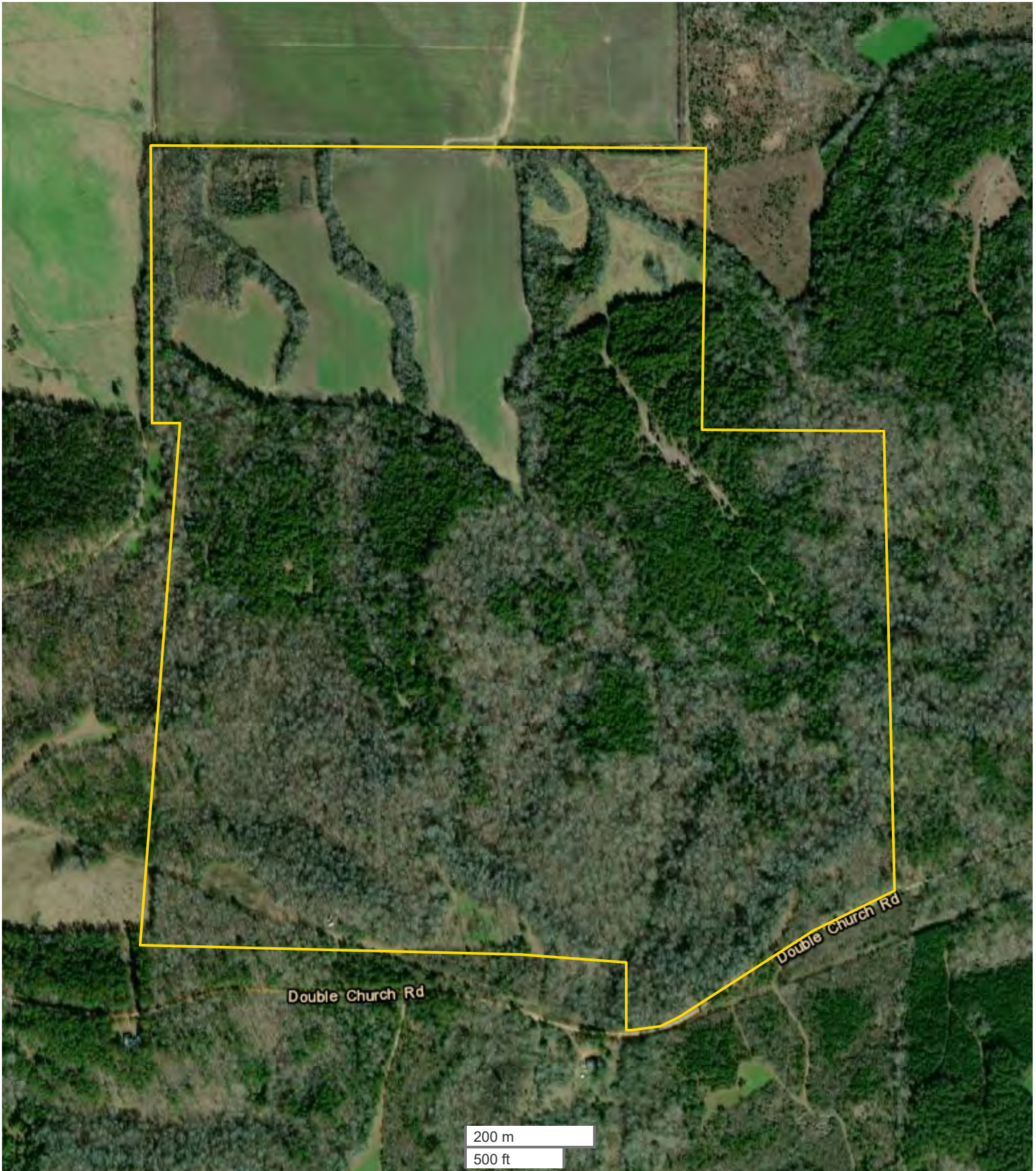
## PROPERTY HIGHLIGHTS:

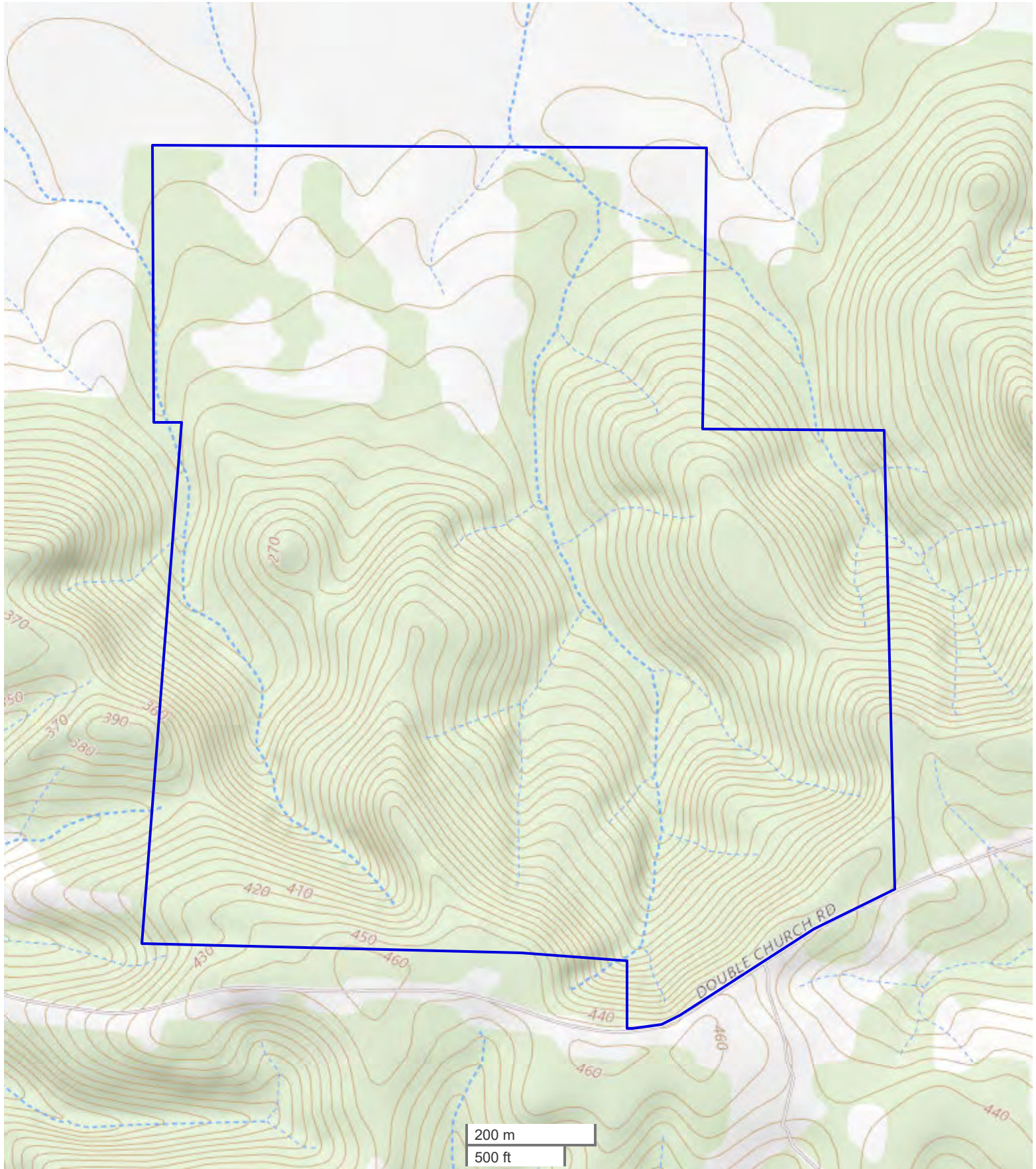
- Excellent hunting and diverse wildlife habitat. This property has a very diverse wildlife habitat such as upland hardwood pine mix, hillside hardwood cedar mix and open agriculture fields.
- Well managed timber stands provide for an excellent timber investment. Timber stand consists of merchantable hardwood and hardwood-cedar mix with some natural pine.
- Spectacular hardwood ridgetop views make for the perfect spot to build a camp overlooking the rich bottom land.
- Income producing open agriculture fields are well suited for row crops, pasture, hay fields and wildlife.
- Good internal road system with established food plots.
- Property fronts a county-maintained gravel road with, electric, county water and phone utilities available.
- The property is surrounded by large responsible land owners.
- Rolling hill side elevations ranging from 450 ft on higher elevations to 160+/- ft in lower elevations. Soil types in higher elevations consist of Bama sandy loam, Smithdale sandy loam and Sumter clay loam. These soil types are good for hardwood timber, pine timber, row crop and pasture production and are currently in mostly hardwood natural pine mix. Soil types in the lower elevations along drains consist mainly of Sumter-Hannon clay loam and Faunsdale clay loam. These soils are good for hardwood timber, row crop and pasture production and are currently in hardwood cedar mix and crop.

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=1135245](http://www.nationalland.com/viewlisting.php?listingid=1135245)

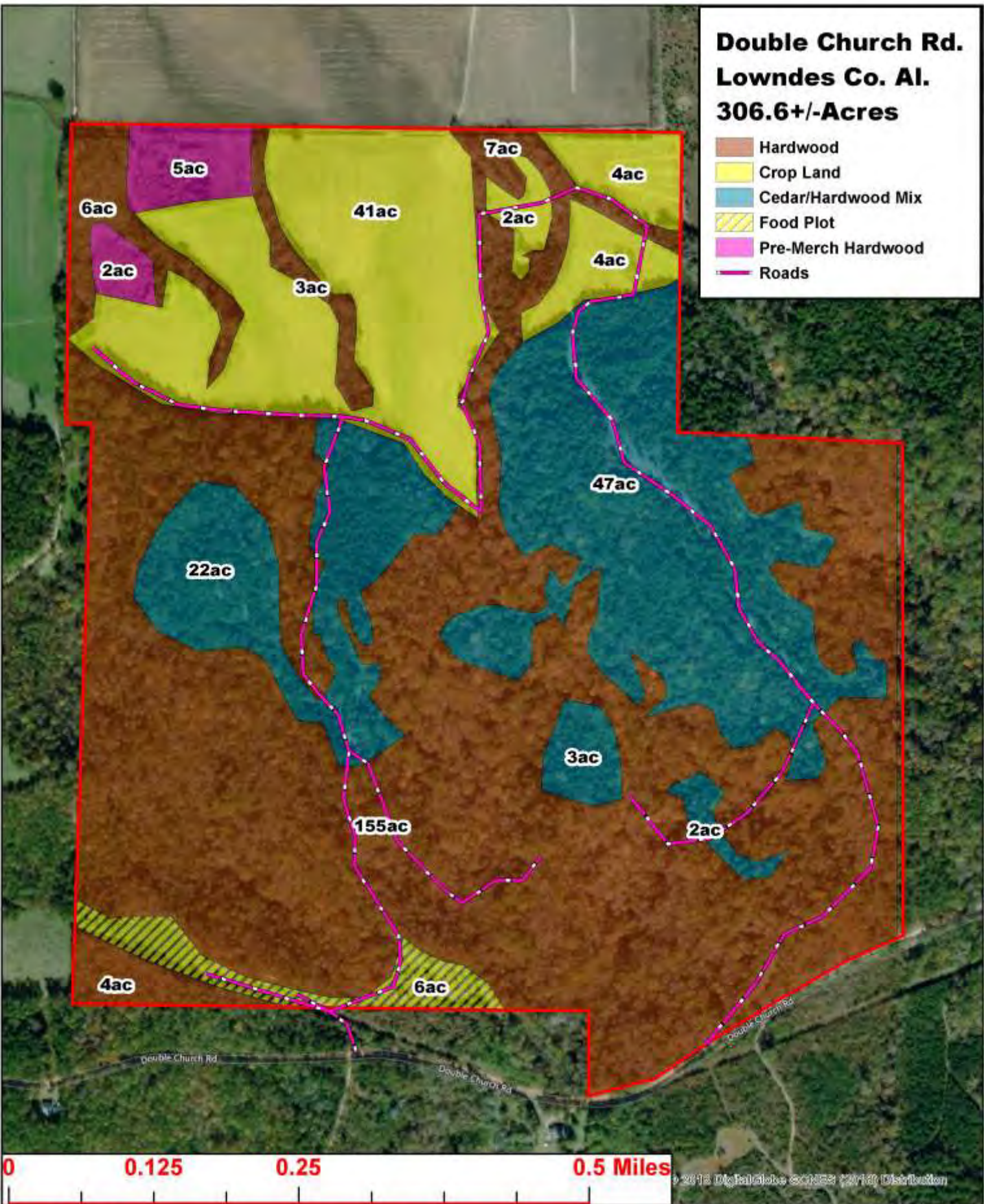






**Double Church Rd.  
Lowndes Co. Al.  
306.6+/-Acres**

-  Hardwood
-  Crop Land
-  Cedar/Hardwood Mix
-  Food Plot
-  Pre-Merch Hardwood
-  Roads



0 0.125 0.25 0.5 Miles

© 2013 DigitalGlobe and/or its Distribution



**Map Prepared By: Jerry Joe Ingram**  
**334-300-4273 [jerry@LandinAlabamaForSale.com](mailto:jerry@LandinAlabamaForSale.com)**



**Double Church Rd.  
Lowndes Co. AL.  
306.6+/-Acres**

 Roads



© 2013 DigitalGlobe. All Rights Reserved. Distribution

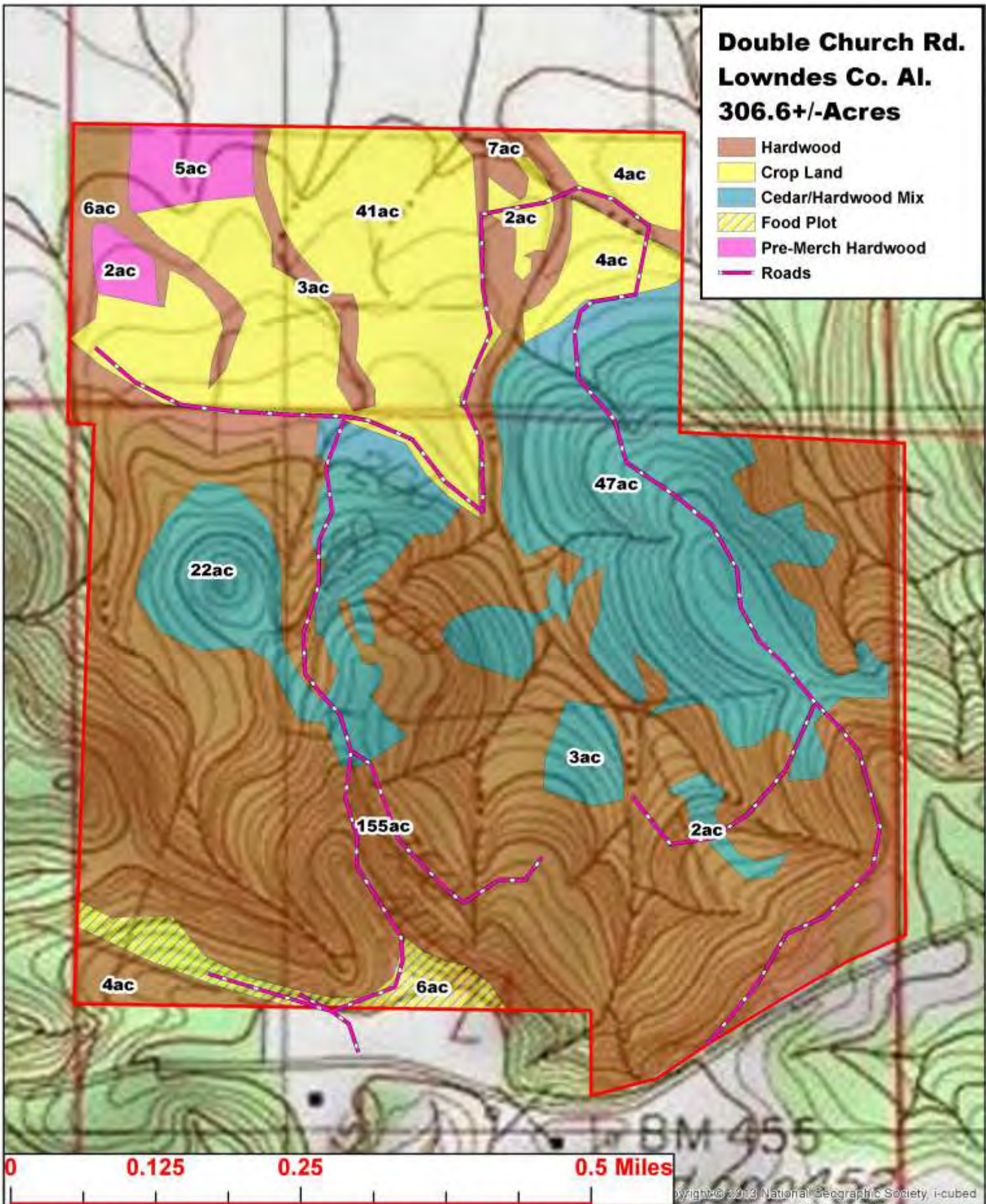


**Map Prepared By: Jerry Joe Ingram**  
**334-300-4273 [jerry@LandinAlabamaForSale.com](mailto:jerry@LandinAlabamaForSale.com)**



**Double Church Rd.  
Lowndes Co. Al.  
306.6+/-Acres**

-  Hardwood
-  Crop Land
-  Cedar/Hardwood Mix
-  Food Plot
-  Pre-Merch Hardwood
-  Roads











**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.**