

**FARM HOMESTEAD &
RECREATION RETREAT**

**100 +/- Acres
Cleburne County, AL**

\$550,000

**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 gently sloped 100-acre farm has two homes overlooking adjacent fish ponds totaling 7+/- acres. The main 2,091 sq ft house has 3 bedrooms, 2 baths, and ground-level access to the main floor with a master bedroom, bathroom, kitchen, living area, sunroom, and spacious front and side porches. Other structures include a detached 3-door enclosed garage/workshop, prefabricated metal carport, hay barn, storage shed and 1,260 sq ft guest/tenant house with 2 bedrooms, 1 bath, kitchen, living area and a loft. The perimeter and other areas of the property are fenced. The land north and south of the ponds is a mosaic of uneven aged naturally regenerated pine and hardwood timber that adjoins smaller pastured areas and wildlife food plots that support deer, turkey, and other wildlife. The property has many potential uses including farming, hunting, fishing, riding horses and off-road vehicles, and other forms of recreation. Please contact Tom Maxwell for more information: 205-999-0876.

PARCEL #/ID: 18-05-09-31-0-000-004.000,18-06-03-06-0-000-003.001,18-06-03-06-0-000-003.002,18-06-03-06-0-000-003.003,18-06-03-06-0-000-005.000,18-07-01-01-0-000-001.001,18-07-01-01-0-000-001.003

TAXES: \$291/year (2020)



PROPERTY HIGHLIGHTS:

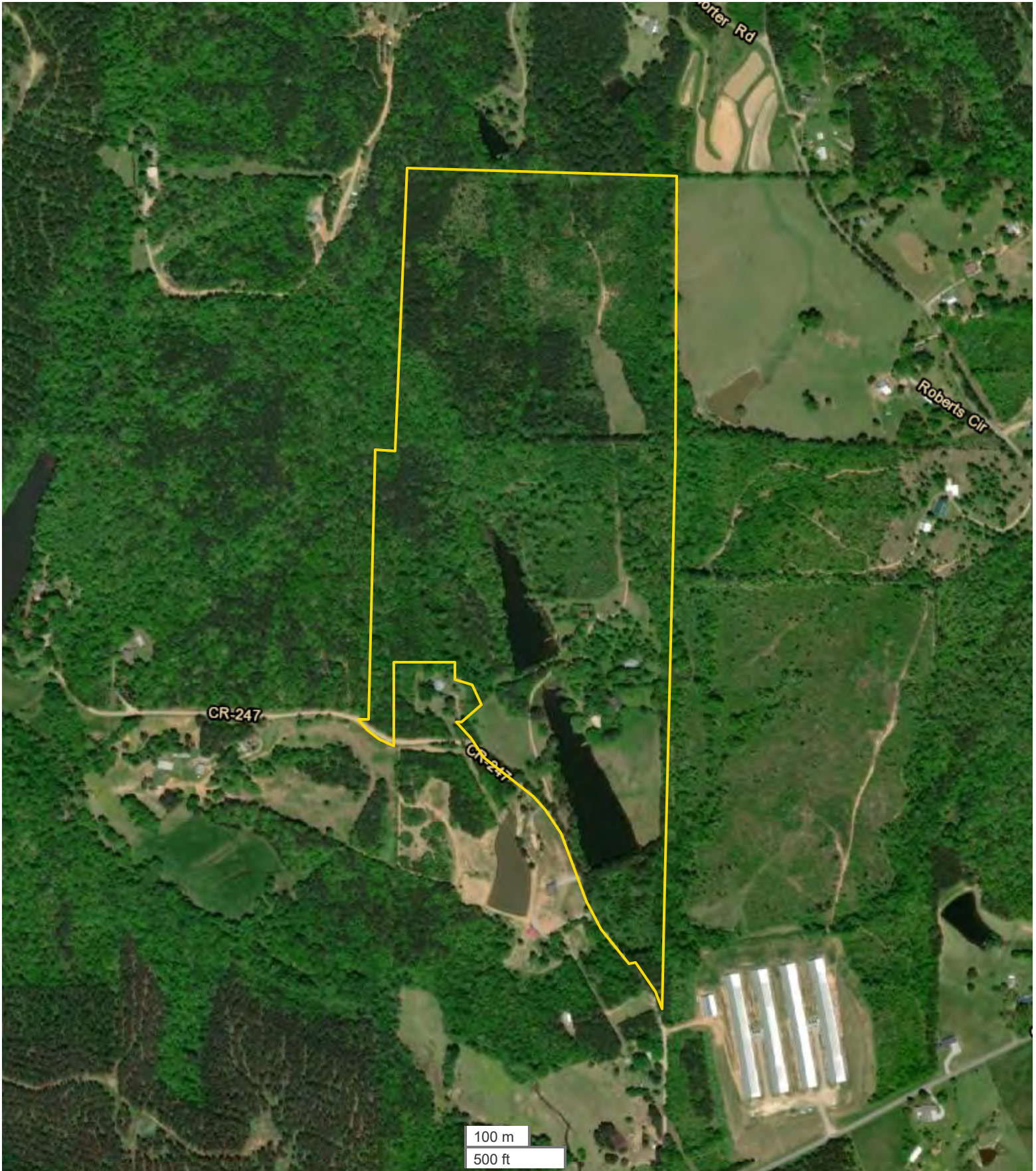
- Live, work or recreate in a tranquil country setting
- Two homes fronting adjacent bass and bream ponds totaling 7+/- acres
- Outbuildings: haybarn, 3-door garage/workshop, carport, storage shed, and gazebo
- Wonderful sense of privacy
- Gently sloped topography with abundant potential uses and building sites
- Great opportunity to increase pastured areas for livestock and horses (former cattle farm)
- Diverse upland and bottomland habitats for whitetail, turkey, quail, ducks, geese, etc.
- Low property taxes
- Good income potential (timber, hay, hunting lease, other short and long-term rent)
- Conveniently located between Atlanta and Birmingham (1.25 to 1.5-hour drive)
- Near other recreational resources (e.g. Talledega National Forest, the Pinhoti Trail, the Chief Ladiga Trail, Terrapin Creek, and the Tallapoosa River)

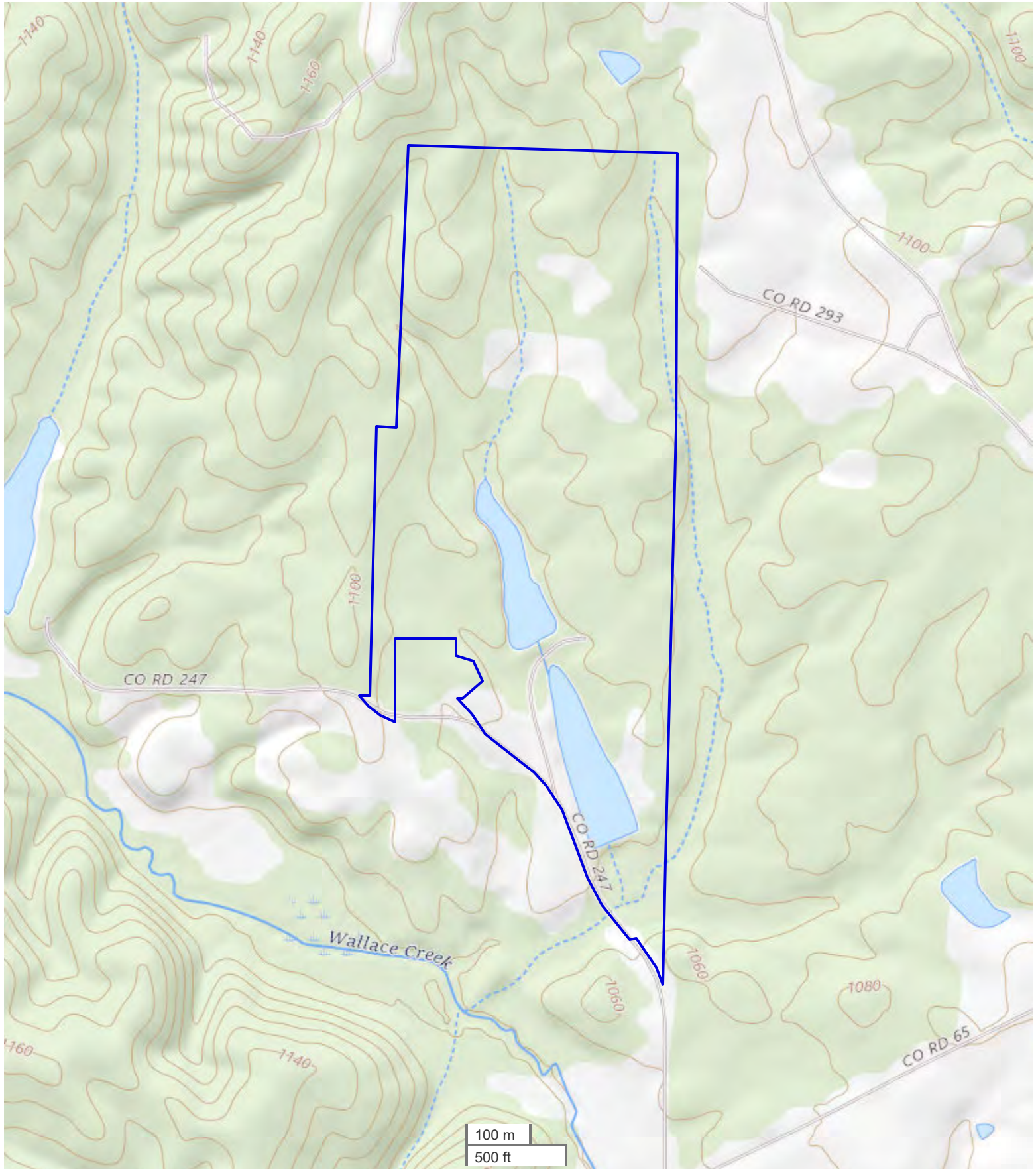
ESTIMATED INCOME: \$3,600

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1969904







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







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.**